

Main Street Mobile Home & RV Park Conversion Process Summary

November 2007

Mobile Home Park Conversion Impact Report

State Law and Milpitas Municipal Code require several actions be taken prior to Planning Commission and City Council approval of a Mobilehome Park Conversion Impact Report, specifically:

- Under Milpitas Municipal Code Section XI-20-6.01-2, if a resident believes that less than 85% of the mobile homes are inhabited, then the resident may file a written statement to that effect with the Community Development Manager. The statement must include the particular sites that the resident believes to be uninhabited. Upon receiving the statement, the Community Development Director must conduct an investigation and inspection to determine the correctness of the statement.

Upon completion of the investigation and inspection, the Planning Commission must conduct a public hearing as to the correctness of the statement and provide no less than thirty (30) days written notice of the public hearing to the park owner and residents of the mobilehome park. At that time, any residents of the park may present evidence as to the correctness of the statement. At the conclusion of the hearing, the Community Development Director must make a determination as to whether the statement is correct or not correct.

- On May 23, 2007, the Planning Commission held a public hearing and concurred with the Community Development Director's determination that the mobilehome park was less than 85% inhabited, which triggered the mobile home park conversion requirements, including the preparation of a Conversion Impact Report.
- On June 26, 2007, the Applicant held a meeting at the Milpitas Community Center with the residents of the mobilehome park to explain the next steps in the process and the preparation of the Mobilehome Park Conversion Impact Report.
- The applicant prepared a Mobilehome Park Conversion Impact Report.
- As required by law, the residents received a copy of the Conversion Impact Report and notices of the public hearings to review the report 30 days in advance of the hearings. the report was provided to the mobilehome park's residents on September 21, 2007.
- On October 3, 2007, the applicant held a meeting with the residents of the mobile home park to review the report. In accordance with the law and as detailed in the report, the applicant:

-Hired a Relocation Specialist to assist in the relocation of the mobilehome park residents. A list of moving companies, truck rental companies, mobilehome movers and appraisers and the Housing Relocation Specialist are included in the report.

-Provided a listing of mobilehome parks within a 200-mile radius of the existing park to provide residence the opportunity to consider relocation to another park.

- Described in detail a relocation assistance program to assist residents with their relocation expenses.
- Provided for 95% of in-place value for mobilehome park residents that owned their mobilehome and did not wish to relocate their mobilehome. The applicant went beyond legal requirements and provided 100% of the in-place value for those residents.

Mobilehome Park Residents

Of the 45 tenant spaces within the mobilehome park, as of October 1, 2007, 32 spaces are inhabited by residents. Of the total number of 32 residents remaining in the mobilehome park:

- 29 are recreational vehicles owners
- 2 are in park owned mobile homes
- 1 resident resides in their own mobile home.

Three residents have left the park since the initial meeting regarding the park's closure in June 2007. A substantial number of mobilehome park residents owe a large amount of back rent to the existing property owner (Baystone Development, LLC). Several residents withheld paying rent because of the owner's failure to address numerous problems associated with the general maintenance of the property. Past due rents range from several hundred dollars to several thousand dollars. Several tenants were sent eviction notices and lawfully evicted. Back rent owed has been an on-going issue for the existing property owner and Trammell Crow Residential – the applicant -- who desires to purchase the property for future development. The City is not a party to any of the civil actions.

Relocation Plan

The Relocation Plan identifies the timetable for implementing the relocation of mobile homes, the relocation assistance package and the conversion of the park to other uses. Trammell Crow Residential has hired the relocation assistance firm, Overland, Pacific and Cutler (OPC) of Oakland, CA. OPC has been acting as the designated Housing Specialist for the mobilehome park since the June 26, 2007 meeting with the residents. At the meeting, OPC made a presentation to the residents about the types of services they could provide to the residents.

- 1) Conduct personal on-site interviews of residents to determine their relocation housing needs and any other special requirements.
- 2) Collection of data and information to assist residents with their relocation.
- 3) Coordination with the City, the park owners and applicant to review relocation policies and procedures.
- 4) Inform residents of available relocation assistance services, benefits and explain the relocation process.
- 5) Provide residents with on-going advisory assistance to minimize their hardship.
- 6) Provide written referrals to replacement housing and assist residents with review and completion of applications, lease offers and rental agreements. Provide transportation to replacement housing if necessary.

- 7) Determine eligibility for proposed amount of relocation benefits and prepare relocation assistance entitlement reports for displaced households.
- 8) Prepare all applicable benefit claims forms, secure residents' signatures and submit claim forms to owner or applicant.
- 9) Monitor the move to the replacement dwelling (if necessary).
- 10) Deliver benefit checks and other appropriate payments to residents and obtain signed receipts for payments.

The applicant has provided a three-tier Relocation Assistance Plan that consists of the following:

	Incentive Bonus	- Minus 25% of back rent	+ Base Relocation Benefit	= Total
If the resident vacates the Park before January 31 st 2008	\$5000	Minus 25% of Unpaid Past Due Rent	\$4,500	\$9,500-(25% of Unpaid Past Due Rent)
If the resident vacates the Park before March 31, 2008	\$2,500	Minus 25% of Unpaid Past Due Rent	\$4,500	\$7,000-(25% of Unpaid Past Due Rent)
If the resident vacates the Park after March 31, 2008	\$0		\$4,500	\$4,500

Tier-One

The Relocation Assistance program provides early exit incentive for residents who desire to leave the park prior to January 31, 2008. To date, 8 residents have taken advantage of this opportunity. According to the applicant, an additional 15 residents have indicated a desire to also be included.

Tier-Two

The Relocation Assistance program provides for lesser early exit incentive money for those residents that would vacate the park by March 31st, 2008. A total of \$7,000 would be provided.

Tier-Three

For those residents who would stay after March 31st, 2008, until the park closed, a total of \$4,500 would be offered.

Return of Deposit

For those residents that paid a deposit when they moved into the park, they will receive their deposit at the time of their exit from the park or if their mobilehome unit is purchased.

The applicant is willing to forgive seventy-five percent (75%) of residents' back rent due. Those residents that do not owe any back rent will receive the entire benefit package. For those residents that owe back rent, twenty-five percent (25%) of the back rent will be subtracted from their benefit package. The City Council should also be informed that the law only requires relocation benefits be paid to mobilehome owners. Based on staff negotiations with the applicant, staff has requested:

- a) That all residents of the mobilehome park, whether they are tenants in or owners of a mobilehome or recreational vehicle, be included in the Relocation Assistance Benefits regardless of their status.
- b) Provide some relief for tenants that owe back rent so that they are able to obtain a substantial portion of the relocation assistance to assist in their housing needs and living expenses.
- c) Agree to proactively address the Planning Commission's concerns about the sensitivity of mobile home park residents with children and allowing those families who choose to do so to complete the school year without prejudicing those families ability to maximize their relocation assistance and any early exit incentive payments.
- d) Continue to improve the overall appearance and maintenance of the park's living conditions until the park is vacated.
- e) Find housing for a Tenant of a yellow-tagged mobilehome on Space No. 28, who was 7 months pregnant.
- f) Continue to enforce the Park's rules and regulations.

The process for receiving relocation assistance is identified on Pages 21-28 within the Mobilehome Park Conversion Impact Report.

The City Council should be advised that since 2004, three mobilehome parks have closed within Santa Clara County:

<u>Park Names</u>	<u>Location</u>	<u>Relocation Assistance</u>
Flick's Mobile Home Park	Sunnyvale	\$3,183.74
Oasis Mobile Manor	Sunnyvale	\$5,515 (including \$2750 bonus)
Redwood Mobile Manor	San Jose	No RV Tenants or Moiblehome Renters

As required by the Milpitas Municipal Code, at its meeting on October 24, 2007, the Planning Commission held a public hearing, reviewed the Mobilehome Park Conversion Impact and unanimously recommended the City Council making a finding that the Conversion Impact Report complies with the requirements of Title XI Chapter 20 of the Milpitas Municipal Code



1810 Gateway Drive
Suite 240
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(650) 349-1224
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November 14, 2007

VIA E-MAIL

Mayor Jose Esteves
And Members of the City Council
City of Milpitas
455 E. Calaveras Blvd.
Milpitas, CA 95035-5411

RE: Main Street Mobile Home and RV Park Conversion Impact Report

Dear Mayor Esteves and Members of the City Council:

Trammell Crow Residential (TCR) is in contract to purchase the Main Street Mobile Home & RV Park (Park) located at 1504 S. Main Street and seeks to convert the Park for a housing project that will consist of 387 multi-family units (Project). The Project will provide high density, transit-oriented housing at the southern gateway to the City of Milpitas (City), in keeping with the City's vision for the area set forth in the Midtown Specific Plan.

TCR submitted a Conversion Impact Report (CIR) in response to the Planning Commission's May 23, 2007 determination that the occupancy rate of the Park had fallen below 85% in accordance with the City's Conversion Ordinance (Title XI, Chapter 20 et seq.). On October 24, 2007, the Planning Commission unanimously voted 4-0 to recommend to the City Council that it make a finding that the CIR is in compliance with the requirements of Title XI Chapter 20 of the Milpitas Municipal Code.

Since the Planning Commission hearing, TCR has continued to oversee the maintenance of the Park and many issues that were raised by residents at the Planning Commission hearing have been addressed to ensure the safety and security of the residents. These maintenance projects include:

- The Park's rear fence adjacent to the railroad right-of-way will be replaced with a chain link fence and a gate with a breakaway lock.
- The fence adjacent to space #32 was moved 2 feet out in order to address the resident's fire hazard concerns.

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- The laundry room window adjacent to the door was replaced with Plexiglas and the window on the side wall was replaced with a glass slider door. The door was also replaced and installed.
- All electrical systems has been evaluated by a licensed electrical contractor and found to be in good condition.

As the City Council prepares to consider this CIR, we believe it is important for you to understand the proactive approach that TCR has undertaken with respect to relocation benefits for residents of the Park, as well as the clean-up and on-going maintenance of the Park.

First, as detailed in the CIR, TCR is offering a three-tiered Relocation Benefit Assistance Package that includes generous incentive bonuses to those residents who vacate the Park early, in addition to the base relocation benefit of \$4,500. Consequently, if a resident chooses to vacate the Park before January 31, 2008, he/she can receive up to a \$9,500 benefit package. If a resident chooses to remain and vacate after March 31, 2008, he/she will receive the \$4500 base relocation benefit, which, as noted in the Staff Report, still is a generous benefit that is significantly greater than similar packages provided to residents of other mobilehome parks closed in the surrounding area. TCR also has hired a relocation assistance specialist consulting firm, Overland, Pacific and Cutler (OPC), who is providing hands on assistance and guidance during the Park closure in an effort to minimize any hardship associated with the relocation process. As of today a total of ten (10) tenants have signed early exit agreements and five of these tenants have already relocated from the park.¹

Second, since the Park's closure process commenced, TCR has taken an active interest in improving the conditions of the Park. In June, TCR hired Nave Consulting, Inc. to oversee and manage matters at the Park and to be available to address any issues that arise relative to the maintenance of the Park. TCR also has worked hand in glove with City staff to protect the health and safety of the Park's residents. To date, the Park's appearance has improved greatly. For example, under Nave Consulting's oversight, units have been removed and spaces fenced off, electrical and sewer issues have been repaired, propane tanks have been secured, a dumpster has been provided on-site for ongoing clean-up, and windows and lights have been replaced. All of this attention to maintenance of the Park has occurred because of the importance that TCR places on the health, safety and dignity of the residents of the Park while the closure process unfolds. TCR is extremely pleased with the improvements to the Park, but also acknowledges that the work must continue, and will, until the Park is closed in Spring 2008.

¹ At the time the CIR was submitted to the City of Milpitas, only 33 of the Park's 45 spaces were occupied.

Mayor Jose Esteves
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Based on the foregoing, we respectfully request that the City Council find the CIR to be in compliance with the requirements of the Milpitas Municipal Code.

Thank you for your consideration.

Very truly yours,

A handwritten signature in dark ink, appearing to read "P. Solar", with a long horizontal flourish extending to the right.

Peter Solar

cc: Michael J. Ogaz, Esq.
Richard Pio Roda, Esq.
James Lindsay
Felix Reliford
Cindy Maxwell

Nave Consulting inc.

October 16, 2007

Mr. Felix Reliford
City of Milpitas
455 E. Calaveras Blvd.
Milpitas, CA 95035-5411

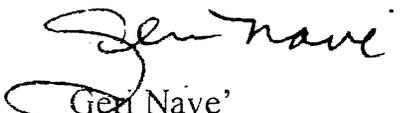
In regard to the incident that took place on July 3, 2007 at the Main Street Mobile Home Park with a member of the construction crew hired by Jim Wagar, the former owner of the park, to remove his unit, space #13, the following is the information that was given to Charles Nave of Nave' Consulting, the manager of the park, by Micheal Gillem, space # 4.

The crew came in and was working on tearing down and preparing the park model owned by Jim Wagar for removal. Allegedly one of the crewmembers approached a young 12-year-old girl (daughter of Michelle Sebesta, space #32) and asked her to pose nude for him and his friends. The young girl declined and went home. The male at some point had allegedly told the girls mother he would like to take her daughter out for a "date", even after he found out she was only 12 years of age.

Though neither the home that was being removed, nor the crew hired to move it, were the responsibility of Bay Stone Development, we reported the incident to the police as we believed was appropriate and subsequently worked with Sgt. Matt Toffey of the Milpitas Police Department to help the department locate the owner of the home who hired the construction crew. Sgt. Toffey said he would contact Nave' Consulting if any more information was needed. He made no further contact with either Bay Stone nor Nave' Consulting regarding this matter.

Should you have any other questions regarding the incident I would suggest you contact the Milpitas Police Department.

Sincerely,


Geri Nave'
Nave' Consulting, Inc.

MICHAEL STEWART PLUMBING

October 8, 2007

Dear Resident Space #30:

I inspected the sewer of Main Street RV & MH Park at your space and found the park sewer system to be in good working condition.

The responsibility for the cost of plumbing repairs belongs to the owner of #30. I will be happy to repair the plumbing in your trailer on a cash payment basis only.

Sincerely,

Michael Stewart

Cc: Bay Stone Development

A handwritten signature in black ink that reads "Michael Stewart". The signature is written in a cursive style with a large, prominent initial "M".

Oct 14, 07

#30 When I RAN OUT THE ~~LINE~~ SEWER
LINE I PULLED OUT TOYS BOTTLES CAPS
OUT OF THE SEWER LINE IT CLEARED

THE LINE AND IT RAN GOOD

Michael Stewart
Plumber

#23 IS LEVEL FROM TRAILER TO SEWER
INLET, THE WASHE DRIES IN THE
HOSE, I HAVE TESTED LINE BY RUNNING
WATER IN TO SEWER LINE AND THE LINE
IS OPEN

Michael Stewart
Plumber

Chapter 20

CONVERSION OF MOBILE HOME PARKS TO OTHER USES

Sections:

- XI-20-1 Findings
- XI-20-2 Definitions
- XI-20-3 Responsibility for Financial Costs
- XI-20-4 Maintenance of Housing Specialist List
- XI-20-5 Conversion Impact Report
- XI-20-6 Determination of Reduced Occupancy
- XI-20-7 Conversion Impact Report—Informational Meeting(s)
- XI-20-8 Notice to New Occupants Regarding Pending Change in Status of Park
- XI-20-9 Relocation Assistance
- XI-20-10 Application for Exemption from Relocation Assistance Obligations
- XI-20-11 Application for Conversion—Public Hearings—Findings
- XI-20-12 Obligations of Applicant or Mobile Home Park Owner After Approval of Conversion Impact Report
- XI-20-13 Payment of Relocation Assistance Benefits—Prerequisite to Issuance of Building Permit to Redevelop Park
- XI-20-14 Severability
- XI-20-15 Effective Date
- XI-20-16 Exemption from CEQA
- XI-20-17 Posting and Publication

Section 1 Findings

XI-20-1.01 Findings

The City Council hereby does find and declare that the following conditions and circumstances

exist within the City of Milpitas and that they make necessary the regulations contained in this Chapter.

1.01-1 Available space in mobile home parks in Milpitas and in Santa Clara County is in very short supply.

1.01-2 Mobile home owners cannot move without great expense and the possible risk of damage to their home.

1.01-3 The majority of mobile home park residents are of low and moderate income.

1.01-4 Sudden or substantial changes in tenancy can be emotionally trying and create a financial hardship for the affected household.

1.01-5 Due to the stated circumstances, spaces in mobile home parks in the City represent an important component of the housing stock, especially for senior citizens and persons of moderate income.

1.01-6 State law (Government Code Sections 65863.7 and 66427.4) requires that prior to a mobile home park conversion to other uses, or prior to closure of such park or cessation of use of the land as a mobile home park, or at the filing of a subdivision map for a subdivision to be created from any such conversion, the proponent of change of use must file a report on the impact of such change with the public agency having jurisdiction over the mobile home park and that such agency has the power to require measures to be undertaken to mitigate the adverse effect of the change upon the residents of such park who would be displaced by such change.

1.01-7 The City Council's purpose in enacting the ordinance codified in this Chapter is to provide uniform procedure and standards for relocation benefits so that park owners and coach owners understand their rights and responsibilities and there is a minimum of disruption to all the parties concerned. (Ord. 230 (part), 6/21/88)

Section 2 Definitions

XI-20-2.00 Generally

As used in this Chapter, the following words and phrases shall have the meanings set out in this Section. (Ord. 230 (part), 6/21/88)

XI-20-2.01 Adjusted for Inflation

“Adjusted for inflation” shall mean adjusted by the percentage in the Consumer Price Index for the San Francisco Bay Area published by the United States Department of Labor, as such index existed on the effective date of this Chapter, and said index as it may exist at the time (which should be as close to the move date as possible). The index is established at the time the report is adopted and adjusted quarterly thereafter. (Ord. 230 (part), 6/21/88)

XI-20-2.02 Applicant

“Applicant” shall mean any person who files an application for rezoning of land use type or density, or for approval of a tentative map or for a special development permit, or for a use permit for the purpose of a change of use of a mobile home park or trailer park or any part thereof, or any change of the parks status to a vacant use. (Ord. 230 (part), 6/21/88)

XI-20-2.03 Change of Use

“Change of use” shall mean a use of a mobile home park for a purpose other than the rental, or the holding out for rent, of two or more mobile home sites to accommodate mobile homes for human habitation. “Change of use” includes, but is not limited to, a change of the park or any portion thereof to a condominium, stock cooperative, or any form of ownership wherein spaces within the park are to be sold, and the cessation of use of all or a portion of the park, whether immediately or on a gradual basis, or the closure of the park. (Ord. 230 (part), 6/21/88)

XI-20-2.04 Commercial Coach

“Commercial coach” shall mean a structure

transportable in one or more sections, designed and equipped for human occupancy for industrial, professional or commercial uses, which is required to be moved under permit, and shall include a trailer coach as defined in Section 635 of the Vehicle Code. (Ord. 230 (part), 6/21/88)

XI-20-2.05 Comparable Housing

“Comparable housing” shall mean housing which is comparable in floor area and number of bedrooms to the mobile home to which comparison is being made, which housing meets the minimum standards of the Uniform Housing Code. (Ord. 230 (part), 6/21/88)

XI-20-2.06 Comparable Mobile Home Park

“Comparable mobile home park” shall mean any other mobile home park substantially equal in terms of park amenities, rent, and other relevant factors, such as proximity to public transportation and shopping, the job market where a displaced resident is gainfully employed, and proximity to schools if the resident has school-age children. (Ord. 230 (part), 6/21/88)

XI-20-2.07 Date of Application for Change of Use

“Date of application for change of use” shall mean the date of one of the following actions authorizing a change of use, whichever first occurs: initiation by the City Council of consideration of a general plan amendment; or filing of an application for rezoning, special development permit, or use permit. (Ord. 230 (part), 6/21/88)

XI-20-2.08 Eligible Mobile Home Owner

“Eligible mobile home owner” shall mean a mobile home owner whose mobile home was located in a mobile home park or trailer park on the earlier of the following:

2.08-1 The date of application for a change of use;

2.08-2 The date of filing of a notice of determination that the park is undergoing a change of

use pursuant to Section XI-20-6, if such notice was filed. (Ord. 230 (part), 6/21/88)

XI-20-2.09 In Place Value

“In place value” shall mean the market rate monetary value of the mobile home in its current location at the time an applicant files an application for rezoning of land use type or density, or for approval of a tentative map, or for a special development permit, or for a use permit for the purpose of a change of use of mobile home park or trailer park or any part thereof, or any change in the parks status to a vacant use as determined pursuant to this Chapter. (Ord. 230 (part), 6/21/88)

XI-20-2.10 Mobile Home

2.10-1 “Mobile home” shall mean:

(a) A structure designed for human habitation and for being moved on a street or highway under permit pursuant to Section 35970 of the Vehicle Code;

(b) A mobile home, as defined in Section 18008 of the Health and Safety Code; or

(c) A manufactured home, as defined in Section 18007 of the Health and Safety Code.

2.10-2 “Mobile home” does not include:

(a) A recreational vehicle, as defined in Section 799.24 of the Civil Code and Section 18010 of the Health and Safety Code;

(b) A commercial coach; or

(c) Factory-built housing, as defined in Section 19971 of the Health and Safety Code. (Ord. 230 (part), 6/21/88)

XI-20-2.11 Mobilehome Owner

“Mobilehome owner” shall mean the registered owner or registered owners of a mobile home, regardless of the number of such owners or the form of such ownership. Any relocation assistance payable to an owner of a mobile home shall be deemed paid to all owners of that mobile home when paid to any one of them. (Ord. 230 (part), 6/21/88)

XI-20-2.12 Mobilehome Park

“Mobilehome park” shall mean any area or tract of land where mobile home lots are rented or leased to accommodate mobile homes used for human habitation. (Ord. 230 (part), 6/21/88)

XI-20-2.13 Mobilehome Site

“Mobilehome site” shall mean an area within a mobilehome park shown as being occupied by or designated for occupancy by an individual mobile home. (Ord. 230 (part), 6/21/88)

XI-20-2.14 Mobilehome Tenant

“Mobilehome tenant” shall mean a person who occupies a mobile home within a mobilehome park pursuant to a bona fide lease or rental agreement and who, during his or her tenancy, was not the owner or member of the immediate household of the mobile home. (Ord. 230 (part), 6/21/88)

Section 3 Responsibility for Financial Costs

XI-20-3.01 Applicant Responsible

An applicant shall be entirely financially responsible for including, but not limited to, the housing specialists, the conversion impact report and all relocation costs. Such financial responsibility shall not include the cost of an appraisal by the mobilehome owner of their individual mobile home. (Ord. 230 (part), 6/21/88)

Section 4 Maintenance of Housing Specialist List

XI-20-4.01 Duty of Community Development Manager to Maintain List of Housing Specialists—Required Qualifications

The Community Development Manager shall compile and maintain a list of persons, firms and organizations with proven expertise in the fields of housing and relocation of persons displaced from housing. Those listed shall be qualified in

assisting residents in locating replacement housing, rendering financial advice on qualifying for various housing types, explanation of the range of housing alternatives available, the ability to gather and present to persons needing housing relocation assistance, adequate information as to available housing, and the ability to transport persons unable to drive to housing alternatives. (Ord. 230 (part), 6/21/88)

Section 5 Conversion Impact Report

XI-20-5.01 Conversion Impact Report— Data on Mobilehome Owners and Tenants—Duty to File

An applicant shall file a conversion impact report complying with the requirements of this Section not later than the date of filing of the first such application necessary to authorize any change of use; provided, however, that if prior to the approval of any such application it is necessary to amend the General Plan, the conversion impact report shall be filed not later than thirty (30) days prior to the initial Planning Commission public hearing on the amendment to the General Plan. No such application shall be considered or deemed completed or processed for consideration or approval unless and until such conversion impact report shall have been filed as required by this Subsection. (Ord. 230 (part), 6/21/88)

XI-20-5.02 Required Information

The conversion impact report shall contain the following information:

5.02-1 The names and mailing addresses of all persons owning mobile homes within the mobilehome park, or renting mobilehome sites within such park, as shown on the rental agreement applicable thereto, and the names of all mobilehome tenants within a period commencing on the earlier of the following dates:

- (a) The date of application for change of use;
- (b) The date of filing of a notice of determination that the park is undergoing a change of use

pursuant to Section 6, if such notice was filed prior to the application.

5.02-2 The age, including date of manufacture, of each mobile home within such park, including the type of mobile home, width characteristics, size, and number identifying the mobilehome site being occupied.

5.02-3 A list of all mobilehome parks within a two hundred (200) mile radius of such park. The list shall contain a schedule of site rental rates for each park listed, and criteria of the management of each park for acceptance of new tenants. The number of vacant spaces available in each park should be included, as well as the type of mobile home which can be accommodated (single or double wide).

5.02-4 A designation of the names, addresses and telephone numbers of one or more housing specialists from the list compiled by the Community Development Manager pursuant to Section 4, and the names, addresses and telephone numbers and fee schedules of persons qualified as mobilehome movers and of persons who are qualified appraisers of mobile homes. There shall be included an explanation of the services which the housing specialists will provide. The applicant may designate other housing specialists, mobilehome movers, and appraisers; provided, however, that use of any such persons pursuant to this Chapter shall be subject to approval by the Community Development Manager after an investigation into the qualifications of any such persons.

5.02-7 A relocation plan, which will include a timetable for implementing the physical relocation of mobile homes, implementation of relocation assistance, and conversion of the park to one or more other uses. Provision shall be made for those mobilehome owners who have a demonstrated urgent need to relocate prior to the date set forth in the impact report. Such provision shall be limited to payments of a reasonable approximation of the in-place value as determined by the Council.

5.02-6 A specification of relocation

assistance, which shall comply with the requirements of Section 9.

5.02-7 A list of the names, addresses and mobilehome site identification numbers of all persons whose names are required pursuant to this Subsection 5.02 shall be filed separate and apart from the conversion impact report. When an amendment to the General Plan has been requested for a change of use or where an application for a change of use has been filed, the applicant shall file such list with the Community Development Manager not later than the date of application for change of use, or not later than thirty (30) days after the City Council has initiated any amendment to the General Plan necessary for such change of use, whichever first occurs. Where the obligation to file a conversion impact report arises from the filing of a notice of determination that the park is undergoing a change, pursuant to Section 6, the owner shall file such list not later than thirty (30) days after the date of filing of such notice of determination. If such names include those of persons who owned or occupied mobile homes within the park within the required period but had subsequently relocated, the list shall include, where the information is available to the applicant, the addresses or locations to which any such persons relocated during such period. The list shall indicate whether each person included owns the mobile home or is a tenant, and shall clearly indicate the persons who are not residing in the park. Because the use of such a list has a significant effect on the privacy of the persons who may be identified therein, the Community Development Manager shall maintain each such list as a confidential public record which shall not be disclosed to the public except pursuant to the judgment, order or decree of a court of competent jurisdiction issued pursuant to the California Public Records Act, Sections 6250 et seq. of the Government Code.

5.02-8 A description of the proposed new use.

5.02-9 A timetable for conversion of the park.

5.02-10 A legal description of the park.

5.02-11 The number of residents per space in the parks, the number under sixteen (16) years of age and the number sixty (60) years of age or over, and the number who are handicapped. (Ord. 230 (part), 6/21/88)

Section 6 Determination of Reduced Occupancy

XI-20-6.01 Occupancy of Park Below 85%—Filing of Notice

6.01-1 Whenever fifteen percent (15%) or more of the total number of mobilehome sites of a mobilehome park are uninhabited the owner of such park shall file with the Community Development Manager a written notice to such effect. For purposes of this Chapter, a mobilehome site is "uninhabited" when it is either:

- (a) Unoccupied by a mobile home, or
- (b) Occupied by a mobile home in which no persons reside.

The existence of the condition described by this Subsection shall be deemed a "change of use" for purposes of this Chapter.

6.01-2 If a resident believes that less than eighty-five percent (85%) of the mobile homes are inhabited, then the resident may file a written statement to that effect with the Community Development Manager. Such statement shall indicate the particular sites which the resident believes to be uninhabited. Upon receipt of such statement the Community Development Manager shall cause an investigation and inspection to be conducted as to the correctness of such statement. Upon completion of the investigation and inspection, the Planning Commission shall conduct a public hearing as to the correctness of the statement upon not less than thirty (30) days written notice to the owner and the residents of the mobilehome park, and any resident thereof may present evidence as to the correctness of the statement. At the conclusion of the hearing the Community Development Manager shall make a determination as to whether the statement is or is not correct.

6.01-3 Upon the filing of a notice pursuant to Subsection 6.01-1 or the making of a determination that the statement is correct or incorrect pursuant to Subsection 6.01-2, the Community Development Manager shall transmit to the owner of the mobilehome park a written notice by certified mail, return receipt requested, or by personal service, which notice shall state, if a notice was filed pursuant to Subsection 6.01-1, that such park is determined to be undergoing or not to be undergoing a change of use, as the case may be. If the determination was made pursuant to Subsection 6.01-2, written notice thereof shall be given to the owner of the mobilehome park and the resident who filed the statement. The Community Development Manager shall file a copy of such notice with the City Clerk. A notice of determination of change of use shall also direct the owner to prepare a conversion impact report pursuant to Section 5, and the Community Development Manager shall establish a reasonable period of time for the preparation of such report. The Community Development Manager shall also schedule public hearings before the Planning Commission and City Council regarding the adequacy of the conversion impact report if the report is required. Such hearing shall be scheduled so as to allow adequate time for notice and distribution of the report to mobilehome owners and tenants and the scheduling of informational meetings pursuant to Section 7. (Ord. 230 (part), 6/21/88)

**XI-20-6.02 Appeal of Planning
Commission Determination**

The determination of the Planning Commission pursuant to Subsection 6.01-2 may be appealed by the resident who filed the statement, by the owner of the mobilehome park, or by any other resident thereof by filing a written notice of appeal with the City Clerk not more than fifteen (15) calendar days after the date of the notice of determination. The City Council shall conduct a public hearing on the appeal, and not less than thirty (30) days notice thereof shall be given by

the Community Development Manager to the owner of the mobilehome park and the residents thereof. At the public hearing the City Council shall consider the investigation and inspection report of the Community Development Manager, the evidence presented by the owner of the mobilehome park and any resident thereof as to the correctness of the statement, and at the conclusion thereof the City Council shall render a decision on the correctness of the statement. (Ord. 230 (part), 6/21/88)

**XI-20-6.03 Failure to File Conversion
Impact Report—Nuisance—
Abatement**

The failure of the owner of a mobilehome park to prepare a conversion impact report within the time required by the Community Development Manager pursuant to Subsection 6.01-3 is hereby determined to have a severely adverse economic effect upon mobilehome tenants and eligible mobilehome owners due to the delay in providing necessary relocation assistance which would result from such failure. Such failure is hereby determined to be a public nuisance. If the owner of the mobilehome park fails to prepare or cause to be prepared a conversion impact report within such required time, the Community Development Manager shall cause such report to be prepared. Upon completion of such report the Community Development Manager shall cause a statement of the cost of preparation of such report to be sent to the owner of the mobilehome park. If the owner of the mobilehome park fails to reimburse the City for such cost within thirty (30) calendar days after presentation of such statement, the Community Development Manager shall prepare an expense statement and file it with the City Clerk. The City Clerk shall thereupon submit written notice to the mobilehome park owner of the time and place when the City Council shall receive and consider such expense statement and give the mobilehome park owner not less than thirty (30) days written notice thereof by certified mail.

CONVERSION OF MOBILE HOME PARKS TO OTHER USES

6.03-1 Abatement — Expense Statement — Hearing and Confirmation.

(a) At the time and place fixed for receiving and considering such expense statement, the City Council shall hear the same together with any objections which may be raised by any of the property owners liable to be assessed for the costs of preparing the same, and the Community Development Manager shall attend such meeting with his report and expense statement; and upon such hearing, the Council may make such modifications in the proposed report and costs of preparing said report and assessment thereof as it may deem necessary, after which said report and statement shall be confirmed by resolution.

(b) The amount of the cost of preparing said report shall constitute special assessments against the respective lots or parcels of land which are the subject of the report and, after thus made and confirmed, shall constitute a lien on such property for the amount of such assessment until paid.

6.03-2 Assessment — Collection. The Director of Finance shall cause the amount of the assessment to be entered on the City assessment roll opposite the description of the particular property, and the amount shall be collected together with all other taxes thereon upon the property. Thereafter, such amounts shall be collected at the same time, and in the same manner, as general City taxes are collected and shall be subjected to the same penalties and interest, and the same procedure and sale in case of delinquency as provided for City taxes. All laws and ordinances applicable to the levy, collection and enforcement of City taxes are hereby made applicable to such special assessment. (Ord. 230 (part), 6/21/88)

XI-20-6.04 Applicability

The provisions of this Section shall not be applicable if an application for conversion of a mobilehome park shall have been filed pursuant to this Chapter prior to the filing of a notice pursuant to Section 6.01-1, or of a written state-

ment pursuant to Section 6.01-2, where such application is pending. (Ord. 230 (part), 6/21/88)

XI-20-6.05 “Applicant” Defined

For purposes of the ensuing Sections of this Chapter, the owner of a mobilehome park whose mobilehome park shall have been determined by the Community Development Manager to be undergoing a change of use shall be deemed to be an “applicant.” (Ord. 230 (part), 6/21/88)

Section 7 Conversion Impact Report— Informational Meeting(s)

XI-20-7.01 Notice and Distribution to Mobilehome Owners and Residents

7.01-1 Not less than thirty (30) days prior to the scheduled public hearing before the Planning Commission on the conversion impact report, the applicant shall transmit to the owner or the occupant of each mobile home occupying a mobilehome site within the park, and to all other persons described in Section 5.02, a copy of the conversion impact report, a notice of the public hearing on the conversion impact report, and notice of the information meeting(s) required to be held pursuant to Subsection 7.01-4.

7.01-2 The copies of the conversion impact report and this Chapter, and notices of the public hearing and the information meetings, shall be transmitted either by certified mail, return receipt requested, or by personal service. When personal service is made, a written certificate of proof of service shall be filed with the Community Development Manager. Where more than one (1) person occupies a mobile home, notice need only be sent to the person or persons whose name or names appear(s) on the rental agreement pertaining to that mobilehome site.

7.01-3 Not less than fifteen (15) days prior to the date of the public hearing, the applicant shall cause to be filed with the Community Development Manager a verification that he has complied with the requirements of this Section

pertaining to transmittal of copies of the conversion impact report and of this Chapter and of the notices of the public hearing on the conversion impact report and on the informational meeting or meetings. Where such transmittal has been by certified mail, copies of return receipts shall be filed. When such transmittal has been by personal service, a list shall be filed with the name of each person served and the date of service.

7.01-4 Not later than fourteen (14) days prior to the scheduled public hearing before the Planning Commission on the conversion impact report, the applicant shall conduct not less than one (1) informational meeting for the residents of the mobilehome park regarding the status of the application for conversion or the impending change of use, the timing of proposed relocation of residents, relocation benefits available, and the contents of the conversion impact report. The meeting shall be conducted on the premises of the mobilehome park. The applicant may conduct a series of meetings of groups of residents if a sufficient number are scheduled to accommodate all of the residents. The housing specialist or specialists designated in the conversion impact report shall be present at such meeting or meetings.

7.01-5 Not less than five (5) days prior to the public hearing on the conversion impact report, the applicant shall file with the Community Development Manager a statement made under penalty of perjury that he has complied with the requirements of Subsection 7.01-4. Such statement shall state the date, time and place where such meeting(s) was or were conducted. (Ord. 230 (part), 6/21/88)

Section 8 Notice to New Occupants Regarding Pending Change in Status of Park

XI-20-8.01 New Occupant Not Entitled to Relocation Assistance

When an application for a change of use of a mobilehome park has been filed with the Community Development Manager, or when the

Community Development Manager transmitted a notice pursuant to Section XI-20-6.03 that a mobilehome park is undergoing a change of use, the owner of such park shall advise each person who commences occupancy of a mobile home of such notice in writing, prior to commencement of such occupancy, that such application has been filed, or that such determination has been made, and that the occupant may not be entitled to any relocation assistance pursuant to Section 9. The owner of such park shall obtain a signed acknowledgment of each such occupant indicating receipt of such information. (Ord. 230 (part), 6/21/88)

Section 9 Relocation Assistance

XI-20-9.01 Applicant to Provide— Exceptions

The applicant shall include within the conversion impact report relocation assistance which complies with the requirements of this Section, and shall be responsible for providing such relocation assistance when the City Council shall have determined that the conversion impact report complies with the requirements of this Chapter, except where and to the extent that any such applicant shall have been exempted from any such requirement pursuant to Section 10. As stated in Section 3, the developer/applicant will be responsible for all relocation costs as well as administrative costs associated with the preparation of the conversion impact report by the housing specialists. (Ord. 230 (part), 6/21/88)

XI-20-9.02 Required Benefits— Generally—Owners Electing to Relocate

Relocation assistance shall consist of the following benefits for the persons designated to be eligible for them:

9.02-1 Mobilehome Owners Who Have Relocated or Have Elected To Relocate Their Mobile Homes: Relocation Costs. An eligible mobilehome owner who has relocated or elected

in writing to relocate his or her mobile home shall be entitled to a housing allowance of One Thousand Five Hundred Dollars (\$1,500.00), adjusted for inflation, plus the actual cost of relocation of the mobile home to another mobilehome park which is within twenty (20) miles of the converting park, including the cost of disassembly of the mobile home, its transportation to the new site, its reinstallation at the new site, and replacement or reconstruction of blocks, shiplap siding, porches, decks and awnings. (Ord. 230 (part), 6/21/88)

**XI-20-9.03 Owners Electing to Sell—
Payment of “In-place” Value
or Cost of Local Relocation**

An eligible mobilehome owner who has not relocated his or her mobile home and has elected in writing to sell such mobile home shall be entitled to the relocation benefit set forth in Subsection 9.03-2.

9.03-1 The applicant shall have the right to limit his or her responsibility to the owner of the mobile home to the cost of relocation to a vacant mobilehome site in a comparable mobilehome park not greater than twenty (20) miles from the mobilehome park which is the subject of the proposed change of use, which park will accept the mobile home to be relocated. If the applicant is able to secure such site, his or her responsibility under this Section 9.03 shall be limited to the maximum amounts required under Subsection 9.02-1. No applicant shall exercise any rights pursuant to this subparagraph unless and until he or she shall have filed with the Community Development Manager a written declaration to such effect, and until the Community Development Manager shall have conducted a random selection from among the names of all persons otherwise entitled to receive a benefit under Subsection 9.02-1 to determine a priority list as to mobilehome owners who may be subject to relocation of their mobile homes pursuant to this subparagraph. No mobilehome owner who has elected to sell his or her mobile home shall be

subject to relocation of such mobile home other than by reference to such priority list.

9.03-2 If the applicant has not filed a declaration or is unable to procure such a site, then the applicant shall be required to purchase the mobile home from the mobilehome owner at ninety-five percent (95%) of the “in-place” value of the mobile home, which is hereby defined as the value of such mobile home if it were located in a comparable mobilehome park. The applicant and the mobilehome owner shall each select one appraiser who is qualified to appraise the value of mobile homes, who shall prepare and submit an appraisal of the value of the mobile home. Each party shall bear the cost and expense of the appraiser he or she selects. The parties shall exchange appraisals. If the higher appraisal is less than ten percent (10%) higher than the lower appraisal, the purchase price shall be the average of the two appraisals. If the higher appraisal exceeds the lower appraisal by ten percent (10%) or more, the parties or their appraisers shall select a third appraiser upon whom they shall mutually agree, who shall make another appraisal of the mobile home. If the parties or their appraisers are unable to agree upon a third appraiser, such appraiser shall be selected by the Presiding Judge of the Superior Court of the County of Santa Clara. If a third appraiser is selected by the parties, their appraisers, or the court, the purchase price of the mobile home shall be the amount stated in one of the two initial appraisals which is closest to the amount stated in the third appraisal. The costs and expense of the third appraiser shall be borne equally by both parties. Nothing herein shall preclude the parties from entering into a good-faith settlement on the purchase price of the mobile home at any time. (Ord. 230 (part), 6/21/88)

XI-20-9.04 Services of Housing Experts

All eligible mobilehome owners, except for those not occupying mobile homes within the mobilehome park, and all mobile homes within

the mobilehome park, and all mobilehome tenants of eligible mobilehome owners, shall be provided with the services of one or more housing experts to assist them in relocating to available and appropriate housing upon their request. Any such experts shall be familiar with the housing market, individual needs for housing types, and income and loan requirements of various types of housing. Such assistance shall include financial advice, the explanation of the various housing alternatives available, and transportation of residents who are unable to operate motor vehicles to the various housing alternatives. Any housing experts selected by the applicant shall be subject to the approval of the Community Development Manager. (Ord. 230 (part), 6/21/88)

**XI-20-9.05 Right of First Refusal—
Housing on Site**

All eligible mobilehome owners and all mobilehome tenants of eligible mobilehome owners shall be provided with a right of first refusal to purchase housing to be constructed for sale on the site of the mobilehome park, or to lease or rent rental housing to be constructed for lease or rental on such site.

9.05-1 No benefits shall be provided to any person who is renting a mobile home.

9.05-2 No waiver by an eligible mobilehome owner of any of his or her rights pursuant to this Section shall be valid or effective for any purpose. (Ord. 230 (part), 6/21/88)

XI-20-9.06 Urgent Need to Relocate

Provisions shall be made for those mobilehome owners who have a demonstrated urgent need to relocate, as determined by the Council, prior to the date set forth in the impact report. Such provisions shall be limited to payments of a reasonable approximation of the in-place value as approved by the Council. (Ord. 230 (part), 6/21/88)

**Section 10 Application for Exemption from
Relocation Assistance Obligations**

XI-20-10.01 Filing—Notice

10.01-1 Any person who files an application for change of use of a mobilehome park may, simultaneous with such application, file an application for total or partial exemption from the obligation to provide relocation assistance pursuant to Section 9. The owner of a mobilehome park as to whom the Community Development Manager has made a determination pursuant to Section 6.01-2 may also file such an application for exemption not later than thirty (30) days from the date of transmittal of the notice of determination by the Community Development Manager pursuant to Section 6.01-3.

10.01-2 If such application is filed, notice of such application, with the information contained therein, and distribution thereof to the owners and occupants of the mobilehome park shall be accomplished pursuant to Sections 7.01-1 and 7.01-2. (Ord. 230 (part), 6/21/88)

XI-20-10.02 Basis for Application

Any such application shall state that it is made on either or both of the following bases:

10.02-1 That imposition of the full relocation obligations would eliminate substantially all reasonable use or economic value of the property. Such basis may only be established if it is demonstrated that the imposition of such obligations would eliminate the reasonable use or economic value of the property for alternate uses, and that continued use of the property as a mobilehome park would eliminate substantially all reasonable use or economic value of the property.

10.02-2 That a court of competent jurisdiction has determined in connection with a proceeding in bankruptcy that the closure or cessation of use of said property as a mobilehome park is necessary, and that such court has taken further action which would prohibit or preclude

payment of relocation assistance benefits, in whole or in part. (Ord. 230 (part), 6/21/88)

XI-20-10.03 Application—Contents

Any such application made pursuant to Subsection 10.02-1 shall contain, at a minimum, the following information:

10.03-1 Statements of profit and loss from the operations of the mobilehome park for the most recent five (5) year period of the date of the application or request, certified by a certified public accountant.

10.03-2 If the applicant contends that continued use of the property as a mobilehome park necessitates repairs or improvements or both, and that the cost thereof makes continuation of the park economically infeasible, a statement made under penalty of perjury by a general contractor licensed as such pursuant to the laws of the State of California, certifying that such contractor has thoroughly inspected the entire mobilehome park; that such contractor has determined that certain repairs and improvements must be made to the park to maintain the park in a decent, safe and sanitary condition; the minimum period of time in which such improvements or repairs must be made; an itemized statement of such improvements and repairs; and the estimated cost thereof. The applicant shall also submit a statement verified by a certified public accountant as to the necessary increase in rental rates of mobilehome sites within the park within the next five (5) years necessary to pay for such repairs or improvements.

10.03-3 The estimated total cost of relocation assistance which would otherwise be required to be provided pursuant to this Chapter, which shall be based upon documented surveys included with the application of the available mobilehome sites within two hundred (200) miles of the mobilehome park, residents of the park who would elect to relocate and those who would elect to sell their mobile homes, and the value of the mobile homes in the park based upon recent

sales of representative mobile homes in the park.

10.03-4 An estimate of the value of the mobilehome park by a qualified real estate appraiser if the park were permitted to be developed for the use proposed in the application for redevelopment of the park, and an estimate of the value of such park by such appraiser if use of the property as a mobilehome park is continued.

10.03-5 Such other information which the applicant believes to be pertinent, or which may be required by the Community Development Manager. (Ord. 230 (part), 6/21/88)

XI-20-10.04 Required Documentation

Any such application filed pursuant to Subsection 10.02-2 shall be accompanied by adequate documentation as to the title, case number, and court in which the bankruptcy proceeding was held, and copies of all pertinent judgments, orders and decrees of such court. (Ord. 230 (part), 6/21/88)

Section 11 Application for Conversion—Public Hearings—Findings

XI-20-11.01 Public Hearings—City Council Findings

A public hearing shall be held on the conversion impact report and on any application for exemption from relocation assistance obligations. Said hearings can be held in conjunction with the public hearing held by the Planning Commission and City Council on any General Plan amendment, rezoning, map or permit for the proposed change of use of a mobilehome park.

11.01-1 The Planning Commission shall recommend that the City Council make findings as set forth in this Section on the conversion impact report and on any application for exemption from relocation assistance obligations.

11.01-2 The City Council shall make one of the following findings on the conversion impact report:

ZONING, PLANNING AND ANNEXATION

(a) That the conversion impact report complies with the requirements of this Chapter;

(b) That the conversion impact report does not comply with one or more requirements of this Chapter. In such instance, the City Council shall indicate in which respects the report does not comply with such requirement. If the project is approved, the City Council may condition such approval upon amendments to the relocation plan.

11.01-3 Where an exemption from relocation assistance has been applied for based upon the impact of such assistance upon the reasonable use of the property pursuant to Section 10.02-1, the City Council shall make one of the following findings:

(a) That the applicant shall not be exempt from relocation assistance obligations because sufficient evidence has not been shown that both of the following are true: that the continued use of the property as a mobilehome park would eliminate substantially all reasonable use of such property, and that the cost of relocation assistance benefits which would otherwise be required by this Chapter for alternative uses would eliminate substantially all reasonable use or economic value of the property for such uses;

(b) That the applicant or owner shall be exempt from relocation assistance obligations, in whole or in part, because he or she has shown sufficient evidence that continued use of the property as a mobilehome park would eliminate substantially all reasonable use or economic value of such property, and that imposition of such obligations, in whole or in part, would eliminate substantially all reasonable alternate use or economic value of the property. In making such determination the City Council may take into account the financial history of the mobilehome park, its condition and the condition of amenities and improvements thereon, the cost of any necessary repairs, improvements or rehabilitation of such park, the estimated cost of relocation assistance benefits, the fair market value of the property for the proposed alternative

use, the fair market value of the property for continued use as a mobilehome park, and other pertinent evidence presented. In rendering its decision, the City Council shall have the power to eliminate or waive all or portions of any type of benefit which would otherwise be applicable and shall expressly indicate in its decision any such waiver or elimination and the degree thereof.

11.01-4 Where an exemption from relocation assistance has been applied for based upon bankruptcy proceedings pursuant to Section 10.02-2, the City Council shall make one of the following findings:

(a) That the application or project shall be exempt from relocation assistance obligations, in whole or in part, because a court of competent jurisdiction has determined in connection with a proceeding in bankruptcy that the closure or cessation of use of said property as a mobilehome park is necessary, and because such court has taken further action which would prohibit or preclude payment of such benefits, whether in whole or in part. In rendering its decision, the City Council shall have the power to eliminate or waive all or portions of any type of benefit to the extent necessary to comply with the judgment, order or decree of the court;

(b) That the applicant shall not be exempt from any relocation assistance obligations based upon any actions of a court of bankruptcy, because sufficient evidence has not been shown that any such court has ordered the closure or cessation of use of said property as a mobilehome park, or that such court has prohibited or precluded the payment of any such benefits, or both.

11.01-5 No request or application for an amendment to the General Plan or Zoning Ordinance, or approval of a tentative map, special development or use permit for change of use of a mobilehome park shall be approved unless and until the City Council shall have determined that the conversion impact report complies with the requirements of this Chapter. The approval of an exemption from relocation assistance obligations shall have the effect of elimination of the

requirement of such portion of the conversion impact report. If such conversion impact report is determined not to comply with the requirements of this Chapter, the aforementioned request or amendment shall not be considered further unless and until the report is revised, a public hearing upon appropriate notice is conducted thereon, and the report is determined to be in compliance with the requirements of this Chapter. (Ord. 230 (part), 6/21/88)

Section 12 Obligations of Applicant or Mobile Home Park Owner After Approval of Conversion Impact Report

XI-20-12.01 Applicant Obligations—Time Limits

After the date of determination that the conversion impact report complies with the requirements of this Chapter, the applicant shall undertake or be responsible for performance of the following obligations, except to the extent that the City Council may have exempted the application therefrom pursuant to Section XI-20-11:

12.01-1 Not later than thirty (30) days from the date of such determination, the housing specialist or specialists shall make personal contact with each resident of the mobilehome park and commence consultations to determine the proper relocation assistance to be provided. The housing specialist or specialists shall give each resident and former resident eligible to receive relocation assistance written notice of his or her relocation assistance and benefit options, the time limits within which he or she must select the desired option, one (1) or more copies of a standard form to be used for the resident to make his or her selection, and a designation of the person and place to whom and to which completed forms must be submitted.

12.01-2 Not later than four (4) months from the date of such determination, residents who are entitled to make elections between alternate benefits shall make such selection in writing. Such

selection shall be submitted to the park owner or applicant, as the case may be, on a form provided by the housing specialist.

12.01-3 Not less than thirty-five (35) days prior to the date any resident is required to vacate the mobilehome park, any cash or monetary relocation assistance shall be paid to such resident, to any former resident eligible for such assistance, or to any person, firm or corporation performing relocation-related services for the resident, as the resident may direct.

12.01-4 Not more than six (6) months from the date of such determination, any required appraisals of mobile homes shall be completed. If any such appraisal is incomplete due to any act or omission of the mobilehome park owner or applicant, the otherwise required time for vacation of the mobilehome park by the residents affected by such delay shall be extended by ninety (90) days. If any such appraisal is incomplete due to any act or omission of a mobilehome owner, the owner of the mobilehome park or the applicant, as the case may be, shall give the owner of the mobile home a written notice of such deficiency, which shall state that if the appraisal is not completed within thirty (30) days of the notice, the appraisal of the mobilehome park owner or applicant, as the case may be, shall govern. If the owner of such mobile home does not complete such appraisal within such period, the required valuation of the mobile home shall be based upon the appraisal of the mobilehome park owner or applicant, as the case may be. In addition, not more than six (6) months from the date of such determination, the applicant or owner of the mobilehome park, as the case may be, shall enter into contracts with moving contractors necessary for the relocation of mobile homes or personal property, or both.

12.01-5 The date upon which any resident of the mobilehome park is required to vacate such park, or upon which the owner of any mobile home is required to be removed from the mobilehome park, shall be not less than six (6) months from the date of notice of termination of

tenancy and not less than thirty-five (35) days from the date of payment of any required relocation benefits.

12.01-6 If the owner of the mobilehome park or the applicant, on such application, specifically requests that any of the time limitations required by this Section be modified, the City Council shall consider any such modification and evidence relating to the need therefor at the public hearing on the conversion impact report. The City Council shall have the power to make modifications in such time limits, both in response to a request and on its own motion, in conjunction with any approval of a conversion impact report, as the City Council may deem just and reasonable. (Ord. 230 (part), 6/21/88)

Section 13 Payment of Relocation Assistance Benefits—Prerequisite to Issuance of Building Permit to Redevelop Park

XI-20-13.01 Verified and Itemized Payment Statement Required

No building permit shall be issued for the development of any real property which has been, or is being, converted from a mobilehome park pursuant to this Chapter unless and until the applicant or the owner of the property, as the case may be, who is responsible for payment of any required monetary relocation assistance, shall have filed with the Community Development Manager a verified statement made under penalty of perjury that relocation assistance payments required pursuant to this Chapter have been paid. Such statement shall specify in itemized form each payee, the amount paid, the date of payment, and the type of relocation or other assistance for which each such payment was made. (Ord. 230 (part), 6/21/88)

Section 14 Severability

XI-20-14.01 Severability

In the event any section or portion of this Chapter hereby shall be determined invalid, such

section or portion shall be deemed severable and all other sections or portions hereof shall remain in full force and effect. (Ord. 230 (part), 6/21/88)

Section 15 Effective Date

XI-20-15.01 Effective Date

The ordinance codified in this Chapter shall become effective thirty (30) days from and after the date of its adoption. (Ord. 230 (part), 6/21/88)

Section 16 Exemption from CEQA

XI-20-16.01 Exemption Findings

The City Council finds, pursuant to Title 14 of the California Administrative Code, Section 15061, that this Chapter is exempt from the requirements of the California Environmental Quality Act (CEQA) in that it is not a Project as provided for under Title 14, California Administrative Code, Section 15061(b)(1), in that it does not have a potential for resulting in a physical change in the environment, directly or ultimately, as provided in Title 14, California Administrative Code, Section 15378(a), and that it is further exempt under the definition of Project in Section 15378(b), in that it concerns general policy and procedure making; and the Council directs that Notice of Exemption be filed with the County Clerk and with the Secretary for Resources. (Ord. 230 (part), 6/21/88)

Section 17 Posting and Publication

XI-20-17.01 Posting and Publication—Time Limit

The City Clerk is directed to cause copies of the ordinance codified in this Chapter to be posted and to cause publication once in the Milpitas Post, the official newspaper of Milpitas, of a notice setting forth the date of the adoption and the title of the ordinance codified in this

CONVERSION OF MOBILE HOME PARKS TO OTHER USES

Chapter, within fifteen (15) days after adoption of the ordinance codified in this Chapter. (Ord. 230 (part), 6/21/88)

APPROVED 10/24/2007 PLANNING

COMMISSION MINUTES

**X.
PUBLIC HEARING**

**2. MAIN STREET
MOBILE HOME AND
RV PARK CONVERSION
IMPACT REPORT**

Felix Reliford, Interim Planning Director noted that pursuant to State Law and City of Milpitas Municipal Code, the Mobile Home Park Conversion Impact Report is required to be reviewed and approved by the City of Milpitas, Planning Commission and City Council prior to the closing of the Main Street Mobile Home and RV Park located at 1504 S. Main Street. Mr. Reliford recommended that the Commission approve the Mobile Home and RV Park Conversion Impact Report and recommend approval to City Council.

Vice Chair Mandal asked what is the average deposit for renters and Mr. Reliford said it varies with different residents.

Vice Chair Mandal asked about the different sizes of the 29 recreational vehicles and Mr. Reliford said the vehicles vary in size.

Vice Chair Mandal introduced the applicant.

David Richmond, Overland Pacific and Cutler, Property Acquisition and Relocation Consultants, Regional Director for Northern California Operations, retained by the applicant Trammell Crow Residential, said their company has worked with a few mobile home park closures. He explained that being asked to move creates a lot of anxiety and they wanted to open the lines of communication to the residents throughout the process. They interviewed each of the households and the residents had concerns about how they were going to pay for rent and where they were going to go. He pointed out that tonight they even arranged a shuttle for the residents to transport them to the meeting. They worked with Trammell Crow Residential to come up with a relocation assistance program and their main concern was to make sure that all residents can move and they didn't want to leave anyone homeless. They also wanted to make the experience as positive as possible and they even drove residents around and helped them turn in applications and look for rental properties.

Vice Chair Mandal opened the public hearing.

Steve, lives in Santa Cruz, moved from the RV park to another park, did receive relocation benefits. He said in 1982, he sold a trailer for \$4,500 and said that RV's are worth a lot more now.

Josie Rosas, Space #14, said there is a fence that has been down for about a year now near the railroad tracks that has not been fixed and the laundry room does not have a door and the windows are not secure. She said she was told from the beginning that there was going to be a trailer set up and there was going to be a manager available from 8 a.m. to 5 p.m. but that never happened. Whenever she tries to get a hold of management they never return her phone calls. She said someone put up a sign near the laundry room stating that vehicles will be towed and her vehicle was towed. She is very confused about what is going on and wants answers.

Michelle, lives in the Park, said last July, a worker who was pulling away one of the old mobile homes, solicited her 12 year daughter \$130.00 to strip and she was scared for her daughter and couldn't believe what was happening. She said they have been dealing with so many things such as the laundry room is a hazard, fences are really close to their home and would be dangerous if trying to escape a fire, she has been burglarized three times, there are no lights and it is a dangerous place to live. She said management doesn't care about them and doesn't even know their names.

Brian, lives in the RV Park, has lived in Milpitas since 1956, said that he wants to continue living in Milpitas but if they close the park down, they have to move to another city. He said the RV park is so unsafe and the new owners have not done anything and there is a big hole in the fence near the railroad tracks. He said the new owner is not concerned about the residents and they are just concerned about making millions.

Rick Ellis, Space #14, said that he has tried to contact the applicant several times and he would not return his phone calls until three weeks later. He disagrees with the Mobile Home Impact Report because the new owners have not done anything to the Park. He said there has been no communication and the only way he found out about the meetings was because someone from the City dropped off the minutes to his home. He said the new owners do not care about them and they are liars.

Motion to close the public hearing.

M/S: Sandhu/Tabladillo

AYES: 4

NOES: 0

Vice Chair Mandal asked what could be done to make sure the residents are safe? Mr. Reliford said that the City has put together a safety task force that includes, Fire, Police, Building, Engineering and Planning, along with the applicant's team and went out to the site to address the issues. After hearing the issue about the fence, staff agrees that something should be done ASAP. In regards to the daughter who was solicited, the previous owner hired the worker not the applicant. He said there are substantial lists of issues that need to be addressed and they will do it to the best of their ability.

Vice Chair Mandal said that the people at the RV Park should be treated with dignity.

Commissioner Tabladillo said she agrees with Vice Chair Mandal and wants the residents to maintain a quality of life and provide them a place where they feel safe and the children are safe. She understands that staff is trying to address those issues and she wants to reassure the residents that communication is being flowed to them. She wants to make sure that the applicant is communicating to the residents on a regular basis so that the relocation is done properly.

Commissioner Ali-Santosa said he would like to be more specific and would like to add a condition to make sure the applicant provide remedies for any outstanding safety issues identified as part of the recommendation.

Mr. Reliford suggested that instead of a condition, staff would like to report back to the Commission on a monthly basis in a form of a memorandum.

Commissioner Tabladillo asked if that would include communication with the applicant and Mr. Reliford said yes.

Commissioner Sandhu said he is surprised and concerned with what the residents have to say about the applicant. He appeals to the applicant to listen to the residents, listen to their demands, and help them as they live at this time. It is very difficult for residents who work and when they come home, they don't have satisfactory homes and can't perform their jobs. He said both parties should work together.

Motion to approve the Mobile Home and RV Park Conversion Impact Report and recommend approval to City Council and that staff follow up with a communication memorandum regarding outstanding issues to the Commission on a monthly basis.

M/S: Sandhu/Tabladillo

AYES: 4

NOES: 0

Main Street Mobile Home and RV Park Conversion Impact Report

Public Access Copy

**Submitted to the City of Milpitas
On behalf of Northern California I 2005, L.P., a Texas Limited
Partnership
1810 Gateway Drive, Suite 240
San Mateo, California 94404
(650) 227-1531**

Prepared by:
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Introduction

Main Street Mobile Home & RV Park (hereinafter “Main Street” or “the Park”) is a mobile home park¹ located at 1504 S. Main Street in the City of Milpitas (hereinafter also referred to as “the City”). The Park was originally designed and built for placement of 45 mobile homes on 45 spaces. Although designed and permitted by the State of California, Department of Housing and Community Development as a Mobile Home Park with 45 spaces, over a period of time, primarily within the last 10 to 15 years, the former park owners converted the mobile home spaces to RV spaces, renting them to owners of recreational vehicles.² In addition some mobile homes remained which were owned by the Park Owner and rented, similar to an apartment rental.

It is believed the Park was constructed in the late 1950s or after. Since the Park was constructed at least 45 years ago, its infrastructure, particularly the utilities reflect the advanced age and long period of deferred maintenance. In addition, the Park in the past several years has not consistently enforced the Park Rules and Regulations, and thus many residents have accumulated debris and other personal property outside their homes. The majority of tenants do not pay their rent and, in some cases, tenants have not paid rent for a period exceeding one year. The overall condition and appearance of the Park is poor. See Appendix 7.

Bay Stone Developments LLC is the current owner of the park, having acquired the Park on October 12, 2005. Aside from a separate laundry facility and the Park streets, the Park contains no other amenities.

The Applicant

The Conversion Impact Report is submitted on behalf of Northern California I 2005 LP, a Texas Limited Partnership, which is party to a contract to purchase the Park from the current Park Owner. All references to the Applicant in the Conversion Impact Report are to, Northern California I 2005 LP, a Texas Limited Partnership.

Occupancy of Park below Eighty Five Percent

In 1988 the City enacted an ordinance entitled “Conversion of Mobile Home Parks to Other Uses”, which governs the conversion of a mobile home park (City of Milpitas Municipal Code, Title XI, Chapter 20 et seq. (hereinafter referred to as “the Conversion Ordinance”). Under the terms of the ordinance § XI-20-6.01-2, “If a resident believes that less than eighty-five percent (85%) of the mobile homes are inhabited, then the resident may file a written statement to that effect with the Community Development Manager. Such statement shall indicate the particular sites which the resident believes to be uninhabited. Upon receipt of such statement the

¹ A mobile home park is defined under California Civil Code §798.4 as, “an area of land where two or more mobile home sites are rented, or held out for rent to accommodate mobile homes used for human habitation.”

² The definitions for a mobile home and recreational vehicle are defined in footnotes; 1 and 2 of Section 1 of this report.

Community Development Manager shall cause an investigation and inspection to be conducted as to the correctness of such statement. Upon completion of the investigation and inspection, the Planning Commission shall conduct a public hearing as to the correctness of the statement upon not less than thirty (30) days written notice to the owner and the residents of the mobile home park, and any resident thereof may present evidence as to the correctness of the statement. At the conclusion of the hearing the Community Development Manager shall make a determination as to whether the statement is or is not correct.”

As of the date of this Conversion Impact Report (hereinafter “CIR”) the vacancy rate at Main Street is twenty four percent (24%) as detailed in Section 1, supra. On May 23, 2007, Felix Reliford, the Principal Housing Planner, informed the Planning Commission for the City that the occupancy at Main Street had dropped below the 85% occupancy rate.³ The Planning Commission in a vote of 4 to 3, as evidenced by the minutes of the Planning Commission’s, May 23, 2007 hearing, attached as Appendix 1, found that the information presented by Mr. Reliford was accurate and that the park had a vacancy rate of more than fifteen percent (15%). This vacancy rate is considered a “Change of Use” per the Conversion Ordinance. A change of use requires preparation of CIR [sic].

This CIR is submitted pursuant to the Planning Commission’s May 23, 2007 determination that the occupancy rate of the park had fallen below eighty five percent (85%). A “Change of Use” of the park has occurred pursuant to the terms of the City’s Conversion Ordinance. The CIR is submitted *independently* of any development proposal. A public hearing on the CIR is hereby requested.

Format of Report

The CIR is formatted to coincide with the provisions of Section XI-20-5.02 of the Conversion Ordinance, which lists all of the information, which the CIR must contain. Appendices have been added wherever appropriate to supplement the reported data.

The Public Access and Non-Public Access Copies of the Conversion Impact Report

Submitted to the City are two versions of the CIR pursuant to Section XI-20-5.02-7 of the Conversion Ordinance. Subsection 5.02-7 provides as follows “Because the use of such a list has a significant effect on the privacy of the persons who may be identified therein, the Community Development Manager shall maintain each such list as a confidential public record which shall not be disclosed to the public except pursuant to the judgment, order or decree of a court of competent jurisdiction issued pursuant to the California Public Records Act, Sections 6250 et seq. of the Government Code.” Accordingly, pursuant to the ordinance, the Applicant has submitted non-public access copies of the CIR to **Richard Pio Roda, City Attorney** and Tom Williams, City Manager. All other persons receiving copies of the CIR including the residents at the Park, as well as members of the Planning Commission and City Council will receive “public access”

³ Since the May 23, 2007 Planning Commission Hearing the vacancy rate at the Park has risen even further, and as explained in Section 1, *infra* there are currently 13 spaces vacant, representing a vacancy rate of 28.8%.

copies of the CIR in which all names of the residents and other confidential information will not appear and certain information contained in the appendices of the non-public access copy will also have been withdrawn.

Section 1: Tenants & Renters of Main Street MH & RV Park

§ 5.02-1. The names and mailing addresses of all persons owning mobile homes within the mobile home park, or renting mobile home sites within such park, as shown on the rental agreement applicable thereto, and the names of all mobile home tenants within a period commencing on the 1st of January 2006.

1. Overview of Park Residents:

Records of the State Department of Housing and Community Development were accessed for ownership information about the mobile homes⁴ located within Main Street. Initial residency dates were obtained from the rental agreements on file with the park's owner.

As of September 15th, 2007 of the 45 spaces only one is occupied by a mobile home owned by a resident residing in the park and 13 spaces are vacant. The rest of the spaces are occupied by recreational vehicles⁵ or mobile homes owned by the Park Owner. Of the thirty two (32) occupied spaces in the park, one (1) is occupied by a mobile home; twenty nine (29) by recreational vehicles and two (2) by Park owned mobile homes.

Since the initial meeting with the residents on June 26, 2007 regarding the closure of the Park, 3 residents have left the Park. Therefore, of the 45 spaces in the Park, 32 are now occupied, the remainder are vacant.

Current Residents*

⁴ A mobile home is defined in Section XI-20-2.10-1 of the Conversion Ordinance as “(a) A structure designed for human habitation and for being moved on a street or highway under permit pursuant to Section 35970 of the Vehicle Code; (b) A mobile home, as defined in Section 18008 of the Health and Safety Code; or (c) A manufactured home, as defined in Section 18007 of the Health and Safety Code”, and the California Civil Code Section 798.3. “

⁵ A recreational vehicle is defined in Section 20-2.10-2, which uses the Health and Safety Code Section 18010 definition which is, “(a) A motor home, travel trailer, truck camper, or camping trailer, with or without motive power, designed for human habitation for recreational, emergency, or other occupancy, that meets all of the following criteria: (1) It contains less than 320 square feet of internal living room area, excluding built in equipment, including, but not limited to, wardrobe, closets, cabinets, kitchen units or fixtures, and bath or toilet rooms. (2) It contains 400 square feet or less of gross area measured at maximum horizontal projections. (3) It is built on a single chassis. (4) It is either self-propelled, truck-mounted, or permanently towable on the highways without a permit. (b) A park trailer, as defined in Section 18009.3.”

Explanation of asterisks:

- Residents with an **asterisk** next to their names are residents who as of July 1, 2007 had past due balances for rent and utilities, but have paid their July and August rents. The Tenants names and addresses as well as other identifying information has been redacted in the public access version of the CIR
- Residents with **double asterisks** next to their names are residents who had past due balances for rent and utilities as of July 1, 2007 and who also did not pay the July or August space rent and utilities as requested at the meeting with the residents on June 26, 2007. These residents have been served with appropriate legal notices demanding payment of all past due rent and utilities. The Tenants names and addresses as well as other identifying information has been redacted in the public access version of the CIR

Space	Name	Address	Type	Monthly Rent
			RV	\$420.00
			RV	\$480.00
	*		RV	\$738.67
			RV	\$590.00
	**		RV	\$500.00
	Vacant			
			RV	\$589.00
			RV	\$450.00
	*		RV	\$606.77
			RV	\$475.00
			RV	\$475.00
			RV	\$550.00
	Vacant			
	**		RV	\$530.00
	*		RV	\$460.00
			RV	\$660.00
			RV	\$650.00
	Vacant			
	Vacant			
	*		RV	\$460.00
	Vacant			
	**		RV	\$600.00
	Vacant			
	**		RV	\$550.00
	**		RV	
	**		RV	\$750.00
			RV	
	**		RV	\$550.00
	**		RV	\$500.00
	Vacant			
			RV	\$520.00
			RV	\$475.00
			RV	\$461.51
	Vacant			
	**		RV	\$525.00
	*		MH Renter	\$700.00
			RV	\$589.00
			RV	\$580.00
	*		RV	\$525.00
			MH Renter	\$825.00

	**		MH Renter	\$850.00
	Vacant			
	Vacant			
			MH	\$526.80

2. Status of Park Residents with Regard to Payment of Space Rent and Utilities:

With the exception of one resident ⁶ all of the current residents of the Park signed written rental agreements with the Park which provided that the resident would pay the space rent and utilities, specifically gas and electricity, and fees for sewer and trash on the first day of the month and the rent would be deemed late if not paid by the 6th day of the month. As of June 2007 when the Park Owner announced that it was under contract with Northern California I 2005, L.P., a Texas Limited Partnership, of the 34 spaces then occupied and rented, 19 of the tenants were not current with their rent.

At the meeting with the residents held on June 26, 2007 at the Milpitas Community Center to discuss the closure of the Park, Felix Reliford on behalf of the City of Milpitas informed the residents who were in attendance that they must pay their rent in order to receive relocation assistance benefits. He stressed that all past due rent did not have to be paid, but rather the tenants must begin to pay rent as it became due, commencing in July and continuing until the Park closed. For those residents who did not attend the June 26, 2007 meeting a letter, which is included in Appendix 2 was sent by the attorney for the Applicant requesting that the July rent be paid and that rent be paid when due after that date.

As of August 30, 2007 there are 20 residents who are either current in paying their rent *or* who have paid some portion or all of the July and August 2007 rent. The remainder of the residents, specifically 12 residents were not current in their rent *and* did not pay the July and August rent, or some portion thereof. Those 12 residents were served with legal notices pursuant to Civil Code Section 799.70, a provision of the California RV Occupancy Law and have been given 60 days in which to vacate the Park. The relocation assistance benefits outlined in sections 9 and 10 of the CIR will not be paid to those residents who have not paid rent.

As of August 30, 2007 the unpaid rent in the park amounts to \$118,282.51. Below is a list of spaces and the amounts owed for past due rent. Past due rents vary from a high of \$12,935.96 to a low of \$1,173.62. The average amount unpaid is \$6,225.39.

Those tenants with past due balances that did not pay their July, August, September or October rents and have received Notices for Termination of Tenancy will be ineligible for receipt of relocation assistance benefits as outlined in Sections 8, 9, and 10 of the CIR.

Space #	Past Due Rent	Comments and description of legal action if any taken against Resident
	\$1,173.62	
	\$1,920.01	Served with 7 Day Notice
	\$4,019.81	
	\$4,107.68	
	\$4,151.56	Served with 3/60 Notice
	\$4,299.52	Served with 3/60 Notice
	\$4,695.63	Served with 3/60 Notice
	\$4,926.25	
	\$5,365.45	Served with 3/60 Notice
	\$5,528.11	Served with 3/60 Notice
	\$6,798.05	Served with 3/60 Notice
	\$6,902.20	
	\$6,917.16	
	\$6,941.00	Served with 3/60 Notice & 7 Day Notice
	\$6,971.28	Served with 3/60 Notice
	\$8,024.12	Served with 3/60 Notice & 7 Day Notice
	\$9,786.35	Served with 3/60 Notice
	\$12,818.75	Evicted
	\$12,935.96	Served with 3/60 Notice, Home Yellow tagged by City, Vacated

Section 2: Mobile Home Information

§ 5.02-2. The age, including date of manufacture, of each mobile home within such park, including the type of mobile home, width characteristics, size, and number identifying the mobile home site being occupied.

The first standard for construction of residential trailers in California did not become effective until September 1, 1958. Over the years, standards were improved and by the mid-1960s, the industry started to refer to its products as “mobile homes” instead of trailers. In 1974, Congress passed the Mobile Home Construction and Safety Standards Act, authorizing the U.S. Department of Housing and Urban Development to establish and enforce a national code for mobile home construction.

On June 15, 1976, the Department of Housing and Urban Development implemented its new standards for manufactured home construction, commonly referred to as the “HUD Code”. By establishing a single standard, a manufacturer was assured that the electrical system of a manufactured home built in California would also meet the requirements of any other state to which it was shipped.

Perhaps most important, the HUD Code’s assurance of safety and durability of manufactured homes provided a basis for extending federal loans to purchase them. Financing is frequently not available for mobile homes built before the HUD Code became effective; if it is available, down payments and interest rates are higher.

Units manufactured in the 1950s and 1960s are considered to be “older trailers and mobile homes”. Mobile homes built in the 1970s, before the HUD Code became the standard, are pre-HUD Code mobile homes. Manufactured homes built to the Federal Standard, are HUD Code Manufactured Homes.

As stated in the introduction, there is only one mobile home at the Park, which is owned by a homeowner who rents the space from the Park. The information required to be included in the CIR concerning that mobile home is as follows.

Section 3: 200 Mile Radius

§ 5.02-3. A list of all mobile home parks within a two hundred (200) mile radius of such park. The list shall contain a schedule of site rental rates for each park listed, and criteria of the management of each park for acceptance of new tenants. The number of vacant spaces available in each park should be included, as well as the type of mobile home which can be accommodated (single or double wide).

The 200 mile radius from the Park was developed by the Applicant using both a map and the Google Maps™ feature available on the Google website. A list was then compiled of all the counties, which fell within the 200-mile radius. A search was then made of the State of California, Housing and Community Development website and other websites to obtain a listing of all RV parks⁷ and all mobile home parks with RV spaces located within these counties. When the list was completed there were a total of 770 mobile home parks with RV spaces and RV parks within the 200-mile radius [see Appendix 3]. Antoinette San Filippo, Administrative Assistant from the Law Office of Margaret Ecker Nanda, placed calls to the parks on the list contained in Appendix 3.

When speaking with each Park the following script was used.

1. Hello, my name is Antoinette San Filippo. Do you have any RV spaces available for monthly rental?
2. [If the answer was yes] How much is the monthly rent?
3. What type of application and or credit check is required?
4. Is there an age limit on the RVs you will accept?⁸

Of the 770 parks, which were contacted, there were 97 parks that indicated they would accept RVs that could be relocated from the Park. Of those parks, the monthly space rent ranged from \$165.00 to \$950.00. The closest park to the Park that indicated they would accept a home that could be relocated, was Maple Leaf RV Park in Morgan Hill with rents of \$700 a month.

⁷ Although the ordinance requires a search of mobile home parks within a 200 mile radius of Milpitas, Felix Reliford, Principle Housing Planner for the City of Milpitas, in recognition of the fact that the vast majority of tenants at the Park occupy recreational vehicles and not mobile homes, acquiesced to the Applicant researching available RV sites within the 200 mile radius. Thus, the data in Appendix 3 reflects the mobile home parks that rent RV spaces, and RV parks.

⁸ Many of the RVs at the Park are older than 5 years old and, thus, it was necessary to find out if the other RV Parks within the 200 mile radius restricted RVs to only those that were manufactured within a certain period. When the RV Park provided that data it is noted in Appendix 3.

Section 4: Mobile Home Movers & Appraisers

§ 5.02-4. ... and the names, addresses and telephone numbers and fee schedules of persons qualified as mobile home movers⁹ and of persons who are qualified appraisers of mobile homes.

1. Mobile Home Movers

Fees for transporting (moving) mobile homes from one place to another vary depending on the width of the mobile home and the distance the unit is being moved. Costs will also vary depending upon the workload of the contractor.

Fees are based on the number of floors. A singlewide mobile home is one floor; a doublewide is two floors; a doublewide with a tag-along section is considered three floors.

Most mobile home transporters only move a mobile home. It must be made ready for moving by a tear down contractor, and reset by a set up contractor. The following companies provide mobile home moving services, with the exception of Underwood's Complete Mobile Home Services and Borden & Sons Mobile Home, which provide a tear down service.

**Underwood's Complete Mobile Home Service
378 S Township Rd
Yuba City, CA 95993
(530) 674-1410**

- CONTACT IS WILMA UNDERWOOD
- DOUBLE WIDE HOMES AVERAGE AROUND \$4500 TO TEAR DOWN AND \$2800 TO MOVE

**Borden & Sons Mobile Home
1112 E Service Rd
Ceres, CA 95307
(209) 538-4477**

- CONTACT IS SAM BORDEN
- DOUBLEWIDES AVERAGE AROUND \$11,200 WITHIN 60 MILES INCLUDING TEAR DOWN AND TRANSPORT

⁹ The one mobile home at the Park is more than 40 years old and, thus, it is highly unlikely it could be moved. It is also highly unlikely that a mobile home park would accept a 40+ year old home. Most mobile home parks accept only new homes or homes that are manufactured within the previous 2 or 3 years.

2. Mobile Home Appraisers

The Conversion Ordinance requires that mobile home owners, who do not wish to relocate their mobile homes be paid ninety-five percent (95%) of “in-place” value (Section XI-20-9.03-2). Under the terms of the Conversion Ordinance, “in-place” value is defined as the value of the mobile home if it were located in a comparable mobile home park. “In-place” value is to be determined by an appraiser. The mobile home owner is entitled to select a qualified appraiser who is required to prepare and submit an appraisal of the value of the mobile home. The following is a list of appraisers who have identified themselves as qualified to conduct an appraisal of a mobile home and who have also indicated a willingness to appraise a single mobile home. Some appraisers who were contacted would only agree to prepare an appraisal if they were requested to appraise all the homes in the Park. The Applicant is also entitled to hire an appraiser to appraise each mobile home. So that each of the following appraisers can avoid any potential conflicts of interest, none of the following appraisers will conduct any appraisals on behalf of the Park Owner.

Kurt Diesner
191 Corral Avenue
Sunnyvale, CA 94086
(408) 738-3550
\$350

Rosemary Fry
428 Browns Valley Road
Watsonville, CA 95076
(831) 763-0811
\$400

Section 5: Moving Companies¹⁰

A list of moving companies in the area including the names, addresses, telephone numbers and fee schedules.

Professional Moving Companies

All Reasons Moving

3520 C Thomas Road
Santa Clara, CA 95054
(408) 486-0663

Hourly rate is \$150 per hour for 3 men and a truck. Estimate for a two bedroom unit is 4 to 6 hours = \$450 to \$750 plus double time for driving time.

All American Moving and Storage

1754 Technology Drive
San Jose, CA 95110
(800) 989-6683

Hourly rate is \$85 per hour for a 3-man crew and a truck. There is a 3-hour minimum, or \$255. Estimate for moving contents of average mobile home is 4 hours, or \$255 to \$425.

Rossiter Relocation Service

An Agent for United Van Lines
390 W. Caribbean Drive
Sunnyvale, CA
(925) 371-0933

Four-hour minimum for 2 men and a van. The hourly rate is \$105 per hour plus eight percent (8%) fuel surcharge. Four hour minimum is \$420 + fuel.

Starving Students Inc., Movers

Bill Crutch
1-800-506-0366 ext, 264

Hourly rate is \$79.99 per hour for moving with a 2-hour minimum (\$139.98 to \$149.98 for 2 hours). Includes 2 men and a 26-foot truck. Nine percent (9%) fuel surcharge and eleven percent (11%) workman's comp charge added to the total. Driving time is double the above rates.

¹⁰ The information included in this section is not required under the Conversion Ordinance to be included in this CIR. It is anticipated that the persons who rent mobile homes at the Park and also tenants who own RVs but do not intend to move their RVs when they vacate the Park, may need the services of a moving company.

TRUCK RENTALS ONLY

U-Haul

1042 West Evelyn Avenue
Sunnyvale, CA 94806
(408) 732-1780

24 Foot Truck (suitable for contents of a 3 to 4 bedroom home) is \$39.95 for 24 hours
17 Foot Truck (suitable for contents of a 2 to 3 bedroom home) is \$29.95 for 24 hours
14 Foot Truck (suitable for contents of a 1 to 2 bedroom home) is \$29.95 for 24 hours
10 Foot Truck (suitable for contents of an apartment) is \$19.95 for 24 hours
\$0.99 per mile. Dollies are available to rent at \$10 each for \$24 hours.

A Rentals

880 S. Bascom Avenue
San Jose, CA 95128
(408) 377-4802

14-foot truck available for \$49.95 for 24 hours plus .60 per mile.

Hertz Equipment Rental

800 West San Carlos Street
San Jose, CA 95126
(408) 297-4441

14-foot truck available for \$90 for 24 hours plus .28 per mile.

Section 6: Designated Housing Specialist

§ 5.02-4. A designation of the names, addresses and telephone numbers of one or more housing specialists from the list compiled by the Community Development Manager pursuant to Section 4.

Overland, Pacific and Cutler (OPC) was designated by the City as the “housing specialist” for the Park to assist in the relocation of the Park residents:

Overland, Pacific and Cutler
7901 Oakport Street, Suite 4800
Oakland, CA 94621
(877) 972-8908
www.opcservices.com

The following persons from OPC are specifically involved in the relocation of the Park residents:

David J. Richman
Regional Director/National projects
(510) 638-3081
drichman@opcservices.com

Linh Inokuchi
Consultant
(510) 638-3081
linokuchi@opcservices.com

Chris Budwine
Consultant
(510) 638-3081
cbudwine@opcservices.com

OPC has been acting as the designated housing specialist for the Park residents since June 26, 2007. At a meeting held with the Park residents at the Milpitas Community Center on June 26, 2007, OPC was introduced to the residents and made a presentation at that meeting about the services they would be providing to the residents during the closure process.

Section 7: Relocation Plan

§ 5.02-7. A relocation plan, which will include a timetable for implementing the physical relocation of mobile homes, implementation of relocation assistance, and conversion of the park to one or more other uses.

The physical relocation of the residents will occur through the designated housing specialist, OPC. Since the mid 1990s, OPC has provided services throughout Northern California from its offices in Oakland. OPC's experience in relocating tenants in the Bay area will prove invaluable to the successful relocation of the Park's residents. The key to success for the project is communication:

- Communication with the resident in order to eliminate any misconceived perceptions
- Communication with potential landlords, assist residents in completing applications and expedite the processing of claims for security deposits and credit checks
- Communication with the City, Developers and Park owner in order to developing an attainable schedule, policies and procedures necessary for an effective relocation program.

The following is a detailed description of the relocation assistance OPC has provided thus far and will provide throughout the Park's conversion.

1. Description of Relocation Assistance:

OPC has committed two relocation consultants, in addition to a project manager and project support services, to assist the Park residents with their impending move. On June 26th, OPC was introduced to the Park residents in a community meeting. Thereafter, OPC attempted to interview all the Park residents. The interviews were conducted to gain an understanding of the needs and concerns of the residents. A copy of the interview form is attached as Appendix 5. OPC staff is available to assist the residents with questions about relocation and/or assistance in relocating. Relocation staff can be contacted toll-free at (877) 972-8909 from 8:30 a.m. to 6:00 p.m Monday through Friday, and also available on-site by appointment including after hours and weekends. The Relocation Office is located at 7901 Oakport Street, Suite 4800, Oakland, CA 94621.

As part of its relocation advisory assistance duties, OPC will:

- Conduct personal, on-site interviews of residents to ascertain relocation housing needs and special requirements.
- Correlation and analysis of data.
- Coordination with the agency, park owners and developer to review relocation policies and procedures

- Inform residents of available relocation assistance services and benefits, and explain relocation process
- Provide residents with on-going advisory assistance to minimize their hardship, including referrals to and coordination with community service resources, public housing and other public services, as necessary
- Provide written referrals to replacement housing and assist residents in locating replacement housing, completing applications, with lease offers and review of rental agreements, including transporting individuals to view replacement sites, if necessary
- Determine eligibility for and proposed amount of relocation benefits and prepare relocation assistance entitlement reports for displaced households
- Prepare all applicable benefit claim forms, secure resident's signatures, and submit claim forms to the owner and/or developer for processing and payment
- Monitor the move to replacement dwelling, as necessary
- Deliver benefit checks and other appropriate payments to residents, obtaining signed receipts for such payments

2. OPC's knowledge of housing in the area

OPC provides professional services for residents with projects involving land acquisition and relocation assistance. OPC was established in 1980 to provide these services for redevelopment, housing, community development, transportation, public works, school districts along with non-profit and for-profit developers. During this time, OPC has gained a thorough understanding of the housing market including apartments, single family residences and mobile home parks. The relocation consultants will utilize this knowledge combined with the information provided by the residents to identify housing alternatives that meet the needs of the residents of the Park.

3. Meetings with residents

Since the initial community meeting, OPC has had numerous meetings and conversations with individual residents. These meetings have mainly focused on gathering initial data from the residents about their living situations and their preference for moving after the closure of the Park. Residents have also communicated their concerns about the conversion. A large proportion of the residents are very concerned about the compensation package they will receive to enable them to transition to a new home. Several households are concerned about maintaining their children in the schools they are currently enrolled in. Most residents are concerned about the current Park conditions.

4. Profile of Park Residents

OPC interviewed 30 of the 34 households in the Park. There were 53 occupants of those homes, 46 adults and seven children. Of the 46 adults, 12 were seniors. Income levels fell within the Extremely Low, Very Low and Lower income categories for Santa Clara County as adopted by the State of California, Department of Housing & Community Development (HCD) in April 2007. English was the primary language in all households, although Spanish-speaking relocation consultants are available if necessary.

Residents are paying an average of close to \$600 per month for rent, with a minimum of \$420 per month and a high of \$850 per month.

5. Description of services provided to date

To date, the services provided have focused primarily on completing initial one-on-one meetings with each of the households in the park. Relocation consultants will provide on-going counseling to the residents as to their financial alternatives and replacement housing opportunities. Replacement housing and advisory assistance will be provided on an individual basis to each household based upon their expressed needs, proximity to work, social support services and income.

6. Alternate housing available in the area:

Replacement sites capable of accommodating resident's RVs' are limited due to the age and condition of many of the vehicles. Those residents that are able to move their RV's will be assisted in identifying replacement parks. Residents who wish to purchase newer RVs will be provided referrals to units for sale. Referrals will be made to both market rate and affordable housing. Unfortunately, the waiting list in many of the affordable housing complexes in the area is quite lengthy. Housing will be identified based upon the needs of each individual household.

7. Confidentiality

All of the information gathered by OPC has been held in strict confidence and no specific information regarding any particular resident gathered in the intake interviews or at any other time has been shared with either the Applicant or the Park Owner. All information regarding relocation provided by the Park residents to OPC will continue to be held in confidence. OPC considers the residents as their clients with the primary objective to advocate for the Park residents and to help them to relocate to the best and most affordable housing that can be obtained. OPC operates independently from the Applicant and the Park Owner.

8. Timetable

The Applicant and its receipt of the approval of the CIR control the timetable for conversion of the Park. After approval of the CIR, each mobile home owner and resident will receive, pursuant to Civil Code, §798.56(g), a Six (6) Month Notice of Termination of Tenancy which will allow each resident up to six months to vacate the Park.

In addition to paying all relocation benefits as outlined in this report to the residents, the Applicant will advance monies that may be necessary for a particular resident to secure another home. For example if a resident finds another home to rent and needs money as a deposit, that sum can be advanced to the resident and ultimately deducted from the relocation benefit package. Incentives will be provided to those households that choose to move early.

Section 8: Relocation Assistance for Mobile Home Owners Who Will Not Relocate Their Mobile Homes¹¹

§ 5.02-6 A specification of relocation assistance, which shall comply with the requirements of Section 9.

§ 9.03-2 If the applicant has not filed a declaration or is unable to procure such a site, then the applicant shall be required to purchase the mobile home from the mobile home owner at ninety-five percent (95%) of the “in-place” value of the mobile home, which is hereby defined as the value of such mobile home if it were located in a comparable mobile home park. The applicant and the mobile home owner shall each select one appraiser who is qualified to appraise the value of mobile homes, who shall prepare and submit an appraisal of the value of the mobile home. Each party shall bear the cost and expense of the appraiser he or she selects. The parties shall exchange appraisals. If the higher appraisal is less than ten percent (10%) higher than the lower appraisal, the purchase price shall be the average of the two appraisals. If the higher appraisal exceeds the lower appraisal by ten percent (10%) or more, the parties or their appraisers shall select a third appraiser upon whom they shall mutually agree, who shall make another appraisal of the mobile home. If the parties or their appraisers are unable to agree upon a third appraiser, such appraiser shall be selected by the Presiding Judge of the Superior Court of the County of Santa Clara. If a third appraiser is selected by the parties, their appraisers, or the court, the purchase price of the mobile home shall be the amount stated in one of the two initial appraisals which is closest to the amount stated in the third appraisal. The costs and expense of the third appraiser shall be borne equally by both parties. Nothing herein shall preclude the parties from entering into a good-faith settlement on the purchase price of the mobile home at any time. (Ord. 230 (part), 6/21/88)

1. Relocation Assistance from OPC

OPC has been designated by the City as the Housing Relocation Specialist and hired by the Applicant to provide its full range of relocation services to the Mobile Home Owner as required by the Conversion Ordinance.

2. Monetary Relocation Benefits

The Conversion Ordinance provides that each mobile home owner is to receive ninety five percent (95%) of the appraised “in place” value of the mobile home. The applicant will offer the mobile home owner at Main Street **one hundred percent (100%) of the appraised “in place” value of his mobile home.** The ordinance contemplates that each mobile home owner will obtain an appraisal of his or her mobile home and the applicant will similarly obtain an appraisal. As recited above, the ordinance provides for

¹¹ As stated in Section 1, supra, there is only one tenant owned mobile home located at the Park and the home is more than 45 years old and cannot be relocated. In addition, the homeowner has preliminarily indicated he wishes to relocate to another state. For that reason, the CIR will not discuss or propose a relocation benefits package for the relocation of a mobile home at the Park.

a process if the appraisal obtained by the Applicant and the appraisal obtained by the homeowner contain valuations that are more than 10% different.

Status of Appraisals of the Park: As of the date of this CIR, the Applicant has requested and obtained a comprehensive appraisal of the one tenant-owned mobile home. A summary of the appraisal is attached as Appendix 4 in the *non-public access version* of the Conversion Impact Report. As of the date of preparation of the CIR, the one mobile home owner has been mailed a copy of the appraisal by the Applicant’s appraiser, David F. Beccaria & Associates.

3. Return of Deposit

If the mobile home owner paid a deposit at the time he or she first rented his or her mobile home space at the Park, and that deposit has not already been returned by the Park pursuant to Civil Code, § 798.38 (b) or (c), the mobile home owner will be entitled to the return of that deposit at the time his or her mobile home is either purchased or relocated from the park.

4. Base Relocation Benefit

The mobile home owner will be offered a Base Relocation Benefit that is designed to help cover the costs of renting a new mobile home space or other type of housing such as an apartment, paying required security deposits, and for the moving of personal property. The sum of **\$4,500** will be paid to the mobile home owner at the Park as a Base Relocation Benefit.

5. Incentive Bonus for Vacating the Park

The mobile home owner at the Park was assured at the residents meeting held on June 26, 2007, that no one would be *required* to move from the park before the expiration of the Notice of Tenancy pursuant to Civil Code § 798.56(g) and Section 12.01.5 of the Conversion Ordinance. If the mobile home owner wishes to relocate before this time an Incentive Bonus will be provided. The following is a schedule of the Incentive Bonus for the mobile home owner.

	Purchase of Mobile Home	Incentive Bonus	+ Base Relocation Benefit	= Total
If mobile home owner vacates the Park before January 31 st 2007	100% of Appraised Value	\$5,000	\$4,500	100% of Appraised Value + \$9,500 – (25% of Unpaid Past Due Rent)
If mobile home owner vacates the Park before March 31 st 2008	100% of Appraised Value	\$2,500	\$4,500	100% of Appraised Value + \$7,000 – (25% of Unpaid Past Due Rent)

If mobile home owner vacates the Park after March 31st 2008	100% of Appraised Value	\$0	\$4,500	100% of Appraised Value + \$4,500
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6. Right of First Refusal

Pursuant to section 20-9.05 of the Conversion Ordinance, all eligible mobile home owners shall be provided with a right of first refusal to purchase housing to be constructed for sale on the site of the mobile home park, or to lease or rent housing to be constructed for lease or rental on such site.

7. Process for Receiving Relocation Benefits

After approval of the CIR by the Milpitas City Council a resident wishing to relocate from the Park and receive the relocation assistance benefits outlined in the CIR will either contact Linh Inokuchi from OPC at (510) 638-3081 or Brian Grasser at (408) 892-8199. The resident will then be presented with a written agreement concerning payment of the benefits for his or her review, and review by his or her legal counsel. After review of the document, Brian Grasser will meet with each resident, answer any questions regarding the agreement, and obtain the resident’s signature. A check for the base relocation benefit and the incentive bonus will be presented to the resident at the time they vacate the Park. If a resident needs an advance payment for a deposit for example at an apartment or other mobile home or RV Park, a request for such advance payment can be made to Brian Grasser and the money will be forwarded directly to the new landlord. Any advance payments will then be deducted from the final payment for relocation assistance and incentive bonus at the time the resident vacates the Park. It may take up to five business days from the time the resident requests a check until the time a check will be written in payment of the relocation assistance benefits.

It is anticipated that the subject of exactly how the relocation benefits and incentive bonus will be requested by the Resident and paid by the Applicant and/or Park Owner will be discussed and explained at the Informational Meeting to be held with the Residents, per Section 7.01.4 of the Conversion Ordinance. The meeting is scheduled for October 3, 2007.

8. Summary

The proposed relocation assistance benefits for the mobile home owner far exceed the requirements of the Conversion Ordinance. The relocation assistance offered exceeds the ordinance by 5%, by offering 100% of the appraised value. The Base Relocation Benefit and the Incentive Bonus, which are not required under the provisions of the Conversion Ordinance, allows the mobile home owner to act quickly to increase his or her relocation benefits to further mitigate the adverse impact of closure of the Park.

Section 9: Relocation Assistance for Mobile Home Renters at Main Street¹²

§ 9.04 All eligible mobile home owners, except for those not occupying mobile homes within the mobile home park, and all mobile homes within the mobile home park, and all mobile home tenants of eligible mobile home owners, shall be provided with the services of one or more housing experts to assist them in relocating to available and appropriate housing upon their request. Any such experts shall be familiar with the housing market, individual needs for housing types, and income and loan requirements of various types of housing. Such assistance shall include financial advice, the explanation of the various housing alternatives available, and transportation of residents who are unable to operate motor vehicles to the various housing alternatives. Any housing experts selected by the applicant shall be subject to the approval of the Community Development Manager.

1. Relocation Assistance from OPC

OPC has been designated by the City as the Housing Relocation Specialist and hired by the Applicant to provide its full range of relocation services to the Mobile Home Renters as required by the ordinance.

2. Return of Deposit

If a mobile home renter paid a deposit at the time he or she first rented a mobile home at the Park, *and is current with his or her rent at the time the mobile home renter leaves the Park*, their deposit will be returned at the time he or she vacates the Park.

3. Base Relocation Benefit

The mobile home renters will be offered a Base Relocation Benefit that is designed to help cover the costs of first and last month's rent, required security deposits and moving of personal property. The sum of **\$4,500** will be paid to the mobile home renters¹³ at the Park as a Base Relocation Benefit.

4. Renters Who Are Not Current with Their Rent:

As detailed in Section 1, subsection 2 of the CIR, *supra* there are a number of residents who have past due balances for unpaid rent and utilities at the Park. The relocation assistance plan detailed below is adjusted as explained in Section 5 below for such residents. The Park Owner is neither demanding nor receiving full payment of past

¹² There are two types of "renters" at the Park: those who own their own recreational vehicles and rent spaces, referred to herein as Recreational Vehicle Owners and persons who rent mobile homes owned by the Park. This section describes benefits to mobile tenants as defined in the Conversion Ordinance (Section 20-2.14) as "mobile home tenants".

¹³ The Base Relocation Benefit will be paid, as more fully explained in Section 8, *infra*, to mobile home renters who paid the July 2007 rent and utilities and all monthly space rent and utilities as they are billed for each subsequent month until the mobile home renter vacates the Park. It is a requirement for payment of the Base Relocation Benefit that the mobile home renter have paid the July 2007 rent and utilities, and the rent and utilities for all of the following months until the mobile home renter vacates the Park.

due balances for rent and utilities and in fact is waiving 75% of all such past due balances.

5. Incentive Bonus for Vacating the Park

The mobile home renters at the Park were assured at the residents meeting held on June 26, 2007, that no one would be *required* to move from the park before the expiration of the Notice of Tenancy pursuant to Civil Code, § 798.56(g) and Section 12.01-5 of the Conversion Ordinance. If a mobile home renter wishes to relocate before the expiration of the time period as stated in the Notice of Termination of Tenancy, an Incentive Bonus will be offered. The Incentive Bonus for those mobile home renters who vacate before November 30, 2007, is \$5,000 minus 25% of any unpaid and past due rent and utilities. The proposed reduction in the Incentive Bonus is due to the large number of mobile home renters in the Park that have not paid rent or utilities, in some cases for a period approaching or exceeding 12 months. As of mid-June 2007 only 6 residents in the park were current in their rent, the remaining 28 RV owners and mobile home renters were not current. The unpaid past due rents ranged between \$176.65 and \$12,818.75 as of June 2007.

As an example a mobile home renter who owes \$5,000 dollars in unpaid past due rent and utilities, who vacates the park before November 30th, 20007, will receive a \$5,000 Incentive Bonus reduced by \$1,250.00 (\$5,000 x 25% = \$1,250) for a total Incentive Bonus of \$3,750. In addition to \$3,750 as an Incentive Bonus, they will also receive \$4,500 as a Base Relocation Benefit, for a total housing relocation benefit of \$8,250.

The following is a schedule of payment of the Incentive Bonus for the mobile home renters.

	Incentive Bonus	- Minus 25% of back rent	+Base Relocation Benefit	= Total
If mobile home renter vacates the Park before January 31 st 2008	\$5,000	Minus 25% of Unpaid Past Due Rent	\$4,500	\$9,500 – (25% of Unpaid Past Due Rent)
If mobile home renter vacates the Park before March 31 st 2008	\$2,500	Minus 25% of Unpaid Past Due Rent	\$4,500	\$7,000 – (25% of Unpaid Past Due Rent)
If mobile home renter vacates the Park after March 31 st 2008	\$0		\$4,500	\$4,500

6. Right of First Refusal

Pursuant to Section 9.05 of the Conversion Ordinance, all eligible mobile home owners and all mobile home tenants shall be provided with a right of first refusal to purchase housing to be constructed for sale on the site of the mobile home park, or to lease or rent housing to be constructed for lease or rental on such site.

7. Process for Receiving Relocation Benefits

After approval of the CIR by the Milpitas City Council a resident wishing to relocate from the Park and receive the relocation assistance benefits outlined in the CIR will either contact Linh Inokuchi from OPC at (510) 638-3081 or Brian Grasser at (408) 892-8199. The resident will then be presented with a written agreement concerning payment of the benefits for his or her review, and review by his or her legal counsel. After review of the document, Brian Grasser will meet with each resident, answer any questions regarding the agreement, and obtain the resident's signature. A check for the base relocation benefit and the incentive bonus will be presented to the resident at the time they vacate the Park. If a resident needs an advance payment for a deposit for example at an apartment or other mobile home or RV Park, a request for such advance payment can be made to Brian Grasser and the money will be forwarded directly to the new landlord. Any advance payments will then be deducted from the final payment for relocation assistance and incentive bonus at the time the resident vacates the Park. It may take up to five business days from the time the resident requests a check until the time a check will be written in payment of the relocation assistance benefits.

It is anticipated that the subject of exactly how the relocation benefits and incentive bonus will be requested by the Resident and paid by the Applicant and/or Park Owner will be discussed and explained at the Informational Meeting to be held with the Residents, per Section 7.01.4 of the Conversion Ordinance. The meeting is scheduled for October 3, 2007.

8. Disposal of Personal Property left in or around the mobilehome:

Tenants may also leave behind personal property that they do not wish to take with them from the Park, but they will be required to sign a release of liability releasing the Applicant, Park Owner and City of Milpitas concerning the disposal of said personal property.

9. Summary

The proposed relocation assistance benefits for the mobile home renters are provided to mitigate the adverse effect of the park closure. The only relocation assistance provided to mobile home renters by the Conversion Ordinance is the assistance of the Housing Relocation Specialist. Thus the Base Relocation Bonus and the Incentive Bonus are not required under the Conversion Ordinance and are being voluntarily offered by the Park Owner and Applicant. The relocation assistance benefits are considered generous given that some of the mobile home renters were not current in payment of their rent and utilities to the Park prior to July 2007.

Section 10: Relocation Assistance for Recreational Vehicle Owners at Main Street

2.10-2. “Mobile home” does not include:

- (a) A recreational vehicle, as defined in Section 799.24 of the Civil Code and Section 18010 of the Health and Safety Code;**
- (b) A commercial coach; or**
- (c) Factory-built housing, as defined in Section 19971 of the Health and Safety Code. (Ord. 230 (part), 6/21/88)**

Included in this section is a description of the relocation benefits to be offered to persons who own recreational vehicles and rent spaces at Main Street Mobile Home & RV Park.

While the Conversion Ordinance does not include the owners of recreational vehicles as a category of persons entitled to relocation benefits, the Applicant will voluntarily provide relocation benefits to those persons who own recreational vehicles and rent spaces at the Park as follows.

1. Services of a Housing Specialist

The Conversion Ordinance in Section 9.04 provides that the service of the designated housing specialist shall be made available to

“All eligible mobile home owners, except for those not occupying mobile homes with the mobile home park, and all mobile homes within the mobile home park and all mobile home tenants of eligible mobile home owners, shall be provided the services of one or more housing experts to assist them in relocating to available and appropriate housing upon their request.”

Recreational vehicle owners are not otherwise entitled to the services of the designated housing expert, however the Applicant has and will continue to make available to the Recreational vehicle owners the services of the designated housing expert, Overland Pacific & Cutler, thus exceeding the requirements of the Conversion Ordinance.

2. Return of Security Deposit

If the recreational vehicle owner paid a security deposit at the time he or she first rented a space at the Park, ***and the recreational vehicle owner is current with his or her rent obligations to the Park***, and that deposit has not already been returned by the Park, the RV owner will be entitled to the return of that deposit at the time his or her recreational vehicle is removed from the Park.

3. Base Relocation Benefit

The recreational vehicle owner will be offered a Base Relocation Benefit that is designed to help cover the costs of renting a new recreational vehicle space in another

park, paying required deposits, and for the moving of personal property. The sum of \$4,500 will be paid to all recreational vehicle owners¹⁴ at the Park as a Base Relocation Benefit.

4. RV Owners Who Are Not Current with Their Rent:

As detailed in Section 1, subsection 2 of the CIR, *supra* there are a number of tenants who have past due balances for unpaid rent and utilities at the Park. The relocation assistance plan detailed below is adjusted as explained in Section 5 below for such tenants. The Park Owner is neither demanding nor receiving full payment of past due balances for rent and utilities and in fact is waiving 75% of all such past due balances.

5. Incentive Bonus for Vacating the Park

The recreational vehicle owners at the Park were assured at the residents meeting, held on June 26, 2007, that no one would be *required* to move from the Park before the expiration of the Notice of Tenancy pursuant to Civil Code, § 799.70 (g) and Section 12.01-5 of the Conversion Ordinance. If a recreational vehicle owner wishes however to relocate before the expiration of the time period as stated in the Notice of Termination of Tenancy, an Incentive Bonus will be offered. The Incentive Bonus for those recreational vehicle owners who vacate before November 30th, 2007, is \$5,000 minus 25% of any unpaid and past due rent and utilities. The proposed reduction in the Incentive Bonus is due to the large number of recreational vehicle owners in the Park that have not paid space rent or utilities, in some cases for a period approaching or exceeding 12 months. As of mid-June 2007 only 6 residents in the Park were current in their rent, the remaining 28 RV owners and mobile home renters were not current. The unpaid past due rents ranged between \$176.65 and \$12,818.75 as of June 2007.

As an example a recreational vehicle Owner who owes \$5,000 dollars in unpaid past due rent and utilities, and who vacates the park before November 31st, 2007, will receive a \$5,000 Incentive Bonus reduced by \$1,250.00 ($\$5,000 \times 25\% = \$1,250$) for a total Incentive Bonus of \$3,750. In addition to \$3,750 as an Incentive Bonus, they will also receive \$4,500 as a Base Relocation Benefit, for a total housing relocation benefit of \$8,250.

¹⁴ The Base Relocation Benefit will be paid, as more fully explained in Section 8, *infra*, to recreational vehicle owners who paid the July 2007 rent and utilities and all monthly space rent and utilities as they are billed for each subsequent month until the RV owner vacates the Park. It is a requirement for payment of the Base Relocation Benefit that the RV owner have paid the July 2007 rent and utilities, and the rent and utilities for all of the following months until the RV owner vacates the Park.

The following is a schedule of the Incentive Bonus for the recreational vehicle owners.

	Incentive Bonus	- Minus 25% of back rent	+Base Relocation Benefit	=Total
If the RV Owner vacates the Park before January 31 st 2008	\$5,000	Minus 25% of Unpaid Past Due Rent	\$4,500	\$9,500 – (25% of Unpaid Past Due Rent)
If the RV Owner vacates the Park before March 31 st 2008	\$2,500	Minus 25% of Unpaid Past Due Rent	\$4,500	\$7,000 – (25% of Unpaid Past Due Rent)
If mobile home renter vacates the Park after March 31 st 2008	\$0		\$4,500	\$4,500

6. Process for Receiving Relocation Benefits

After approval of the CIR by the Milpitas City Council a resident wishing to relocate from the Park and receive the relocation assistance benefits outlined in the CIR will either contact Linh Inokuchi from OPC at (510) 638-3081 or Brian Grasser at (408) 892-8199. The resident will then be presented with a written agreement concerning payment of the benefits for his or her review, and review by his or her legal counsel. After review of the document, Brian Grasser will meet with each resident, answer any questions regarding the agreement, and obtain the resident's signature. A check for the base relocation benefit and the incentive bonus will be presented to the resident at the time they vacate the Park. If a resident needs an advance payment for a deposit for example at an apartment or other mobile home or RV Park, a request for such advance payment can be made to Brian Grasser and the money will be forwarded directly to the new landlord. Any advance payments will then be deducted from the final payment for relocation assistance and incentive bonus at the time the resident vacates the Park. It may take up to five business days from the time the resident requests a check until the time a check will be written in payment of the relocation assistance benefits.

It is anticipated that the subject of exactly how the relocation benefits and incentive bonus will be requested by the Resident and paid by the Applicant and/or Park Owner will be discussed and explained at the Informational Meeting to be held with the Residents, per Section 7.01.4 of the Conversion Ordinance. The meeting is scheduled for October 3, 2007.

7. Tenants not wishing to relocate their RVs:

Tenants of the Park who do not wish to relocate their RV may leave their RV in the Park and the Applicant will handle the disposal of the RV. A Tenant wishing to leave their RV in the Park must provide the Applicant with a DMV Certificate of Ownership and sign a release of liability concerning the disposal of the RV.

8. Disposal of Personal Property left in or around the RV:

Tenants may also leave behind personal property that they do not wish to take with them from the Park, but they will be required to sign a release of liability releasing the Applicant, Park Owner and the City of Milpitas concerning the disposal of said personal property.

9. Summary

The proposed relocation assistance benefits for the recreational vehicle owners are provided to mitigate the adverse effect of the Park closure. The relocation assistance offered to the recreational vehicle owners exceeds the Conversion Ordinance by providing the aid of the designated Housing Specialist, relocation benefits and an Incentive Bonus for those who vacate the Park early, none of which are required under the Conversion Ordinance. The package is considered generous in light of the fact that the majority of persons who own RVs at the Park are not current in the payment of their rent to the Park.

Section 11: Former Main Street Mobile Home & RV Park Residents

1. Former Residents

The City has requested information from the Park Owner regarding persons who previously resided at the Park and who moved from the Park in 2006. At the Milpitas Planning Commission meeting of May 23, 2007 and at meetings between the Park Owner, the Applicant and City Staff, a concern was expressed that some former residents of the Park may have left either because of the physical conditions in the Park, or because they believed they were being forced to leave. At the City's request the Park owner made a search of its records and in conjunction with Project Sentinel, the City of Milpitas' designated Fair Housing and Landlord-Tenant Service, the following persons have been identified as former residents of the Park. Although the following persons have been identified as former residents, current addresses for all of these individuals have not been found. Project Sentinel, as well as representatives of both the Applicant and the Park Owner, continue to make efforts to determine the current whereabouts of these former residents. Those persons with asterisks next to their names on the following list are the persons who have been located at their new addresses.

As of the writing of this report, Project Sentinel had located only five of the residents (asterisk by name), out of the twenty residents who moved from the park during this time frame. The Applicant will pay the sum of One Thousand Dollars (\$1,000) to **any former resident of the Park** who exited the park in 2006. Said payment will be available for a period of 6 months following approval of the CIR by the Milpitas City Council.

Those former Tenants that wish to receive their payment may contact either Linh Inokuchi from OPC at (510) 638-3081 or Brian Grasser at (408) 892-8199. Those former tenants whose current addresses are known to Project Sentinel will be mailed a copy of the CIR and invited to attend the informational meeting, Planning Commission Hearing and City Council Meeting.

Section 12: Description of Proposed Project and Park

5.02-8. A description of the proposed new use.

The proposed development project includes not only the 1.98 acres upon which the Park is located but an additional 3.96 acres surrounding the Park. TCR is proposing to build 397 apartment units on the site.

5.02-10. A legal description of the park.

Attached, as Appendix 8 a legal description of the real property upon which the Park is located.

Section 13: Residents

5.02-11. The number of residents per space in the park, the number under sixteen (16) years of age and the number sixty (60) years of age or over, and the number who are handicapped. (Ord. 230 (part), 6/21/88)

1. Ages and Disability Status of the Residents:

The following chart contains information concerning the number of residents at each home, those under the age of 16, over the age of 60 and those who are handicapped. In summary as of September 15, 2007, there are 5 persons under the age of 16 residing in the Park and 5 persons who are over the age of 60. While some residents did indicate that they have minor disabilities, there are no persons who identified themselves as handicapped in interviews with OPC.

City Staff in meetings with the Applicant and the Park Owner also requested information concerning the economic status, or income levels of the Park residents. Of the 35 residents interviewed by OPC, 10 did not provide any information in relation to their economic status. Of the 25 residents that did provide this information; 4 would be classified as Lower Income, 6 as Very Low Income and 15 as Extremely Low Income. These classifications were deduced by comparing the unverified income the residents provided in interviews with OPC to the HCD, "Official State Income Limits for 2007", referencing the section for Santa Clara County, which is attached as Appendix 9. Some units did not provide information regarding the residents of the home.

2. Residents with School Age Children:

At the Planning Commission hearing regarding the status of the Park on May 23, 2007 some Commissioners expressed a concern about the effect of a park closure on Park residents with children attending school. **There are only 4 households with a total of 6 minor children who still reside in the Park as of the date of submittal of the CIR.** Specifically a concern was raised that the closure may occur during the school year necessitating a possible disruption in a child's attendance at school. Park residents are entitled both under the provisions of the Conversion Ordinance as well as state law to a 6 month notice of termination of tenancy. The 6 month notices will be given after the City Council approval of the Conversion Impact Report which is anticipated to be in late November or early December 2007. Thus the earliest date for complete closure of the Park is May 2007. The Applicant and Park Owner will work with any resident who needs to remain in the Park or be relocated to temporary housing near the Park so that his or her child may attend school until the end of the school year.

Section 14: Park Conditions since Commencement of the Closure Process

At the City Planning Commission hearing held on May 23, 2007, the Commission instructed the “staff to ensure that the park be properly maintained while the residents are going through this process”. The Applicant, Park Owner and the City have been working since that time to ensure that the Park is properly maintained during this conversion process. An experienced and qualified property management firm, Nave' Consulting was hired as of June 2007. Many meetings were held with City staff from various city departments, as well as meetings between the Park Owner and Applicant to ensure that issues concerning conditions in the Park were promptly and properly addressed. Section 1 is a detailed description of the meetings held to discuss and resolve issues concerning the physical conditions in the Park, Park safety, and issues concerning individual resident spaces and homes at the Park. Section 2 details the efforts by the Property Management firm Nave' Consulting, to clean up the Park and to address resident concerns. Section 2 is an overview only and does not reflect the full extent of the management firm’s concerted and concentrated efforts to improve conditions in the Park.

Note: In the public access version of this Conversion Impact Report, all references to specific space numbers and the names of Park tenants have been deleted.

1. Schedule of Meetings with City of Milpitas Re: Main Street Mobile Home Park

- | | |
|--------------|---|
| Feb 28, 2007 | Meeting w/ Felix Reliford, City Attorney & Project Sentinel re: Mobile Home Park conversion
Attending: Brian Pianca, Ed McGovern, Margaret Nanda, Baystone Development and Baystone’s attorney, Paul Jensen and Milpitas City Attorney
Outcome: Evictions to be rescinded. TCR to take over park conversion process |
| May 23, 2007 | Planning Commission Meeting to Determine Park Vacancy
Attending: City representatives, Peter Solar, Brian Grasser and Project Sentinel
Outcome: Park determined to be more than 15% vacant and undergoing a “change of use” |
| May 30, 2007 | Meeting re: Mobile Home Park Conversion Process
Attending: Peter Solar, Brian Pianca, Baystone Development, Margaret Nanda, Planning Director Felix Reliford, representative from Project Sentinel, Milpitas City Attorney
Outcome: Park must be cleaned up and conversion impact process should begin |
| June 6, 2007 | Meeting re: Clean up of Mobile Home Park and Consultation with Potential New Park Management |

Attending: Felix Reliford, City Attorney, Project Sentinel,
Margaret Nanda, Geri Nave, Milpitas Police Department
Outcome: TCR to hire outside management to run park and begin
immediate clean up

June 7, 2007 Meeting to Introduce New Park Management and Develop Plan for
Park Clean Up
Attending: Peter Solar, Geri Nave, Felix Reliford, City Building
Officials
Outcome: Park inspection scheduled to assess conditions

June 14, 2007 Mobile Home Park Inspection with City Officials
Attending: Peter Solar, Felix Reliford, Brian Grasser, Geri Nave,
officials from City Building, Fire and Police Departments
Outcome: Conditions of Mobile Home Park catalogued. New park
management begins clean up work

June 19, 2007 Meeting to Work out Details of Park Conversion Process, Prepare
for Meeting w/ Residents to Announce Park Closure and Introduce
Housing Relocation Specialist to City
Attending: Peter Solar, Brian Pianca, Felix Reliford, Project
Sentinel, City Attorney, Margaret Nanda, David Richman
Outcome: Agenda and Communication for Meeting w/ Park
Residents approved

June 21, 2007 Meeting to Discuss Park Conditions and Clean up
Attending: Peter Solar, Brian Pianca, Geri Nave, Brian Grasser,
Felix Reliford, City Attorney, Project Sentinel, City Building and
Fire Officials and Bay Stone Developments
Outcome: City and Park Management agreed to specific clean up
and improvement measures to be conducted at Park

June 26, 2007 Meeting to Announce Park Closure to Residents
Attending: Felix Reliford, Margaret Nanda, Brian Grasser, Brian
Pianca, Peter Solar, Geri Nave, Representatives from OPC, Park
Residents
Outcome: Conversion and interviewing of park residents begins

August 1, 2007 Meeting to Discuss Park Conditions.
Attending: Geri Nave, Bay Stone's Attorney, Brian Pianca, City
Attorney, City Economic Development Manager, Representatives
from City Building and Housing Departments
Outcome: City agreed general park clean up was satisfactory; City
to follow up with park management regarding relocation of
residents of Space _____ to temporary housing

August 8, 2007 Meeting to Follow Up on Relocation of Space _____.
Attending: Geri Nave, Brian Grasser, Peter Solar, Brian Pianca, Felix Reliford, TCR Legal Counsel, Representatives from City Building, Housing and Police Departments, City Attorney
Outcome: TCR and Baystone Development to provide relocation and housing benefits to residents of Space _____.

2. Property Manager's, Nave' Consulting, Day by Day Report for 1504 Main Street Mobilehome and R.V. Park

An extraordinary number of e-mails, approximately 475 thus far, and numerous phone calls have been generated regarding this project since Nave' Consulting was initially contacted in late May 2007.

JUNE 5, 2007

- Meeting with Bay Stone Development/Trammel Crow Residential (TCR) regarding Nave' Consulting performing Property Management until closure of Main Street.

JUNE 6, 2007

- Meeting with City of Milpitas officials, TCR, Margaret Nanda, Bay Stone Developments regarding Main Street to design a plan to clean up the park.

JUNE 12, 2007

- Park visit to assess potential problems before meeting on 6/14/07

JUNE 14, 2007

- Nave' Consulting delivered letters with contact information regarding new property management.
- Walked the Property with numerous City of Milpitas officials, TCR project managers and Bay Stone Development. The consensus was that a joint City/Management Co. effort would be required to bring property up to State health and safety standards.
- There are approximately 9 vacant spaces requiring clean up.
- Milpitas City officials noted many problems that need correcting, including, but not limited to; electrical, plumbing, fencing and lighting.

JUNE 15, 2007

- Contacted James Woo of Park Billing regarding professional meter reader for Main St. to correct current errors.

JUNE 17, 2007 (FATHER'S DAY)

- Received emergency phone call from Sp. _____ regarding sewer blockage. Contacted Rescue Rooter and used Nave' Consulting credit card to pay for service.

JUNE 19, 2007

- Meeting with Milpitas officials at city hall, supra.

JUNE 21, 2007

- Nave' Consulting representative delivered notification of relocation meeting on behalf of TCR. Notifications were personally delivered when possible, or taped to the door.
- Contacted Micheal Gillem regarding a role as onsite contact for Nave' Consulting.

JUNE 22, 2007

- Court appearance on behalf of Main Street MH & RV eviction of . Sheriff escort was required after the hearing because of threatening behavior by defendants in courtroom. Alternate means of transportation also required because of threatening behavior.

JUNE 25, 2007

- Meeting with Nancy at Bay Stone regarding rent documentation
- Called James Woo of Park Billing regarding corrected rent statements

JUNE 26, 2007

- Scheduled evening meeting with Felix Reliford, City of Milpitas, TCR, Margaret Nanda and residents of Main Street regarding the game plan for the relocation process and park closure.

JULY 2, 2007

- Oversee work on park clean up, in particular spaces
- Open sewer lines covered.
- Meeting with Jim Dutton, Nave' Consulting and Alpha Electric regarding repairs necessary to comply with health and safety. The following electrical problems were addressed:
 - 1) Seal off unused service panels at vacant spaces;
 - 2) Clean up main panels, cover boxes
 - 3) Repair or replace non-functioning lights in park
- Dutton & Nave' discussed other repairs not related to electrical system.
 - 1) Secure gas meters; 2) Remove empty propane tanks;
 - 2) Secure propane tanks in use
 - 3) Repaint "fire lines"
 - 4) Repaint space #'s.
- Unit on space #13 removed
- Current vacant spaces 6, 13, 15, 19, 20, 22, 24, 31, 35, 43, 44

JULY 3, 2007

- Alpha Electric sealed off all panels at vacant spaces

JULY 4, 2007

- Park visit to check on dumpster & clean-up

JULY 9, 2007

- Checked vacant spaces to make sure sewer lines are capped. Caps deliberately removed from #13, 15, and 35. Recapped while in park.
- At Tsai's (attorney) request, listed all items for 7-Day notice for spaces [REDACTED]
- Nave' Consulting responded to city inspector Jim Dutton's e-mail request to re-inspect sewer caps. Resident from Space [REDACTED] proceeded to kick off the caps, took a picture to submit to the City/County to cause park to receive violation because he was angry at the early morning noise when #15 was removed from park.

JULY 10, 2007

- New dumpster dropped onsite
- Residents informed about removing inoperable vehicles

JULY 12, 2007

- Abandoned RV @ Space # 26 removed by former resident

JULY 13, 2007

- Gave Micheal Gillem \$150.00, petty cash to repair wooden fencing at City's request.
- Measured vacant spaces per City's request that all vacant spaces be fenced. Amount of fencing needed is 1108 lineal feet. Will use same company as is currently on the premises.

JULY 17, 2007

- Another 20 yard dumpster ordered
- Meeting with City, TCR, regarding Main St., supra.

JULY 24, 2007

- Nave' Consulting @ Main St. to check park, dumpster
- 3rd notice given regarding removal of inoperable vehicles

JULY 29, 2007

- [REDACTED] complained about a sewage problem. Checked and the problem is with the RV, not the park. [REDACTED] put lye under trailer to cover sewer backup from unit.
- Distributed notices regarding illegal parking
- [REDACTED] in process of painting fire lanes

JULY 30, 2007

- Fencing delivered

JULY 31, 2007

- Fencing up at all spaces where vehicles have been removed

AUGUST 2, 2007

- Space # _____ complaint about broken window in her park owned unit. Had window replaced.
- Alpha Electric covers additional unused electrical panels/meters

AUGUST 4, 2007 (Saturday)

- Nave' Consulting at park by 8:30 A.M. to read city notice on # _____. Home is occupied. Truck in driveway, lights on and voices coming from home.
- Called Sonny Ma and told him not to attempt removal of park owned trailer _____

AUGUST 7, 2007

- 7-Day Notice for _____ is up. Cats and chickens still in R.V. _____ threatened Nave' Consulting with a lawsuit for allegedly harassing him regarding animals and fowl in home. _____ says he has a "deal" with the City of Milpitas that allows him 5 cats plus chicken.

AUGUST 8, 2007

- Meeting with City of Milpitas, TCR and Brian Grasser, supra.
- Nave' Consulting was asked by City staff to board up windows and replace locks on _____.
- As Nave' Consulting contacted a locksmith to meet at _____.

AUGUST 9, 2007

- Nave' Consulting at park @ 9:15 AM. All was quiet, no phone calls

AUGUST 10, 2007

- _____ refrigerator not working. Contacted Sonny Ma who ordered a refrigerator to be delivered ASAP.
- _____ called about electrical problem. Called Alpha Electric to meet Nave' Consulting at the park the next day.
- Meeting with Nave' Consulting @ Bay Stone regarding rents, electrical problem and refrigerator

AUGUST 11, 2007 (Saturday)

- Nave' Consulting met Alpha Electric at park to repair electrical to spaces _____.
- Walked park with Alpha Electric to review the few remaining electrical repairs: # _____ and # _____ and # _____ will require a complete rebuild of outlet box. # _____ and _____ need panel cover repairs.
- Refrigerator delivered to _____ @ 3:32 PM

AUGUST 12, 2007

- Micheal G. called to report that the electricity was out on # _____ again

AUGUST 13, 2007

- Called Alpha Electric to repair _____. Met with Alpha at park to troubleshoot # _____.
- Assisted Micheal G. in putting more fencing up around vacant lots. Some residents refused to move cars from vacant laws.
- # _____ said trailer is tilting and she would like it leveled.

AUGUST 17, 2007

- # _____, Kim Diaz windows replaced

AUGUST 19, 2007

- _____ called and complained about # _____ sewage smell emanating from the RV
- _____ called regarding dumpster replacement

In Addition to this day to day log, Nave' Consulting has had numerous phone calls with Judy Tsai, Attorney at Law, Margaret Nanda, Brian Grasser. In addition we have received a number of phone calls from tenants in the park.

Section 15: A Comparison of Proposed Relocation Benefits to Other Recent Santa Clara County Park Closures

The City of Milpitas has requested that the Applicant provide available data regarding other recent mobile home park closures in Santa Clara County. Specifically City Staff has asked the Applicant to report on the relocation assistance benefits paid to residents in the other parks. There have been 3 mobile home parks which have closed in Santa Clara County since 2004. Those parks are Redwood Mobilehome Park formerly located on Monterey Highway in San Jose, Oasis Mobile Manor formerly located on Alberta Avenue in Sunnyvale, and Flick's Mobile Home Park which is currently in the process of closing which is located on East Taylor Avenue in Sunnyvale. Redwood Mobile Home Park closed in 2004 and 2005. Oasis Mobile Manor closed in 2005 and 2006. As stated, the closure of Flick's which began in November 2006 is ongoing.

Of the three parks, Redwood had no RV tenants or mobile home renters. Flick's Mobile Home Park had neither RV tenants nor mobile home renters but there were 3 apartments located on the Park premises. The City Council of Sunnyvale approved a Conversion Impact Report for the closure of Flick's which included a relocation assistance benefit of **\$3,183.74** for each of the apartment tenants. The apartment tenants did not receive any incentive bonus.

Oasis Mobile Manor, a park with a total of 67 spaces had one RV owner and several mobile home renters. The City Council of Sunnyvale approved a Conversion Impact Report for the closure of Oasis which included a base relocation assistance benefit of **\$2,765**. An incentive bonus was also proposed and approved in the Conversion Impact Report which provided for payment of up to **\$2,750** if those tenants were able to vacate the park within 45 days of approval of the CIR. The incentive bonus decreased by \$500 every fifteen days thereafter. Thus the most the RV owner or mobile home renters at Oasis received, if they received the full amount of the incentive bonus was **\$5, 515.00**.

Section 16: Conclusion

It is believed that in all respects this Conversion Impact Report for Main Street Mobile Home and RV Park complies with the requirements of the City of Milpitas's Conversion Ordinance, and that it proposes both a relocation plan and relocation benefits to the residents of Main Street Mobile Home and RV Park that far exceed that which is required under the Conversion Ordinance. As the previous section discusses, the relocation assistance benefits far exceed those received in other recent park closures in Santa Clara County by similarly situated residents. The Applicant recognizes and appreciates in every respect that relocation of the residents at the Park will be a challenging task and thus it has retained the best and most experienced Housing Specialists, specifically Overland, Pacific & Cutler which has extensive experience in the relocation of tenants, including those from other mobile home parks. It is the Park Owner's goal to mitigate to the best of its ability to do so, the adverse impact of closure upon the park residents. The Applicant welcomes questions regarding the contents of this Conversion Impact Report from members of the City Council, Milpitas staff members and most importantly, the residents at Main Street Mobile Home & RV Park.

Approval of the Conversion Impact Report by the Milpitas Planning Commission and Milpitas City Council is respectfully requested.

Appendix 1

**Minutes of May 23, 2007 City of Milpitas Planning
Commission Hearing**

**CITY OF MILPITAS
APPROVED**

PLANNING COMMISSION MINUTES

May 23, 2007

**I.
PLEDGE OF
ALLEGIANCE**

Chair Williams called the meeting to order at 7:00 P.M. and led the Pledge of Allegiance.

**II.
ROLL CALL**

Present: Azevedo, Ali-Santosa, Ciardella, Mandal, Sandhu, Tabladillo and Williams
Absent: None
Staff: Bejines, Hom, Kunsman, Pio Roda, Whitecar and Reliford

**III.
PUBLIC FORUM**

Chair Williams invited members of the audience to address the Commission on any topic not on the agenda, noting that no response is required from the staff or Commission, but that the Commission may choose to agendize the matter for a future meeting.

There were no speakers from the audience.

**IV.
APPROVAL OF MINUTES
May 9, 2007**

Chair Williams called for approval of the minutes of the Planning Commission meeting of May 9, 2007.

There were no changes to the minutes.

Motion to approve the minutes of May 9, 2007.

M/S: Sandhu/Azevedo

AYES: 7

NOES: 0

**V.
ANNOUNCEMENTS**

There were no announcements.

**VI.
CONFLICT
OF INTEREST**

Assistant City Attorney Pio Roda asked if the Commission has any personal or financial conflict of interest on tonight's agenda.

There were no Commissioners who identified a conflict of interest.

APPROVED
May 23, 2007

**VII.
APPROVAL OF
AGENDA**

Chair Williams called for approval of the agenda.

Staff had no changes to the agenda.

Motion to approve the agenda as submitted.

M/S: Mandal/Azevedo

AYES: 7

NOES: 0

**VIII.
CONSENT CALENDAR**

Chair Williams asked whether staff, the Commission, or anyone in the audience wished to remove or add any items to the consent calendar.

Felix Reliford, Principal Planner, requested that Item No. 2, Item No. 3, Item No. 5, Item No. 6 and Item No. 8 be added to the consent calendar.

Motion to add Agenda Item No. 2 (Use Permit No. UP2007-5 and "S" Zone Approval Amendment No. SA2007-5), Agenda Item No. 3 (Minor Tentative Map Amendment No. MM2007-1), Agenda Item No. 5 (Six-Month Review No. PR2007-1), Agenda Item No. 6 ("S" Zone Amendment No. SA2007-18 And Minor Tentative Map Amendment No. MM2007-2) and Agenda Item No. 8 (Ordinance Interpretation No. UD2007-2) to the consent calendar.

M/S: Azevedo/Mandal

AYES: 7

NOES: 0

Chair Williams opened the public hearing on Item No. 2.

There were no speakers from the audience.

Motion to close the public hearing on Item No. 2.

M/S: Azevedo/Mandal

AYES: 7

NOES: 0

Motion to approve Consent Item No. 2.

M/S: Azevedo/Mandal

AYES: 7

NOES: 0

Chair Williams opened the public hearing on Item No. 3.

There were no speakers from the audience.

Motion to close the public hearing on Item No. 3.

M/S: Tabladillo/Sandhu

AYES: 7

NOES: 0

Motion to approve Consent Item No. 3.

M/S: Azevedo/Sandhu

AYES: 7

NOES: 0

Chair Williams opened the public hearing on Item No. 5.

There were no speakers from the audience.

Motion to close the public hearing on Item No. 5.

M/S: Tabladillo/Ali-Santosa

AYES: 7

NOES: 0

Motion to approve Consent Item No. 5.

M/S: Azevedo/Ali-Santosa

AYES: 7

NOES: 0

Chair Williams opened the public hearing on Item No. 6.

There were no speakers from the audience.

Motion to close the public hearing on Item No. 6.

M/S: Mandal/Ciardella

AYES: 7

NOES: 0

Motion to approve Consent Item No. 6.

M/S: Azevedo/Ali-Santosa

AYES: 7

NOES: 0

Motion to approve Consent Item No. 8.

M/S: Azevedo/Mandal

AYES: 7

NOES: 0

- *2 **USE PERMIT NO. UP2007-5 and "S" ZONE APPROVAL AMENDMENT NO. SA2007-5 (Continued from May 9, 2007):** A request for a new sign program, which includes installation of a new monument sign at the corner of McCarthy Boulevard and Sumac Drive for the SanDisk campus located at 601 McCarthy Boulevard (APN: 086-02-039) and 900 to 1100 Sumac Drive. *(Recommendation: Approve with Conditions)*
- *3 **MINOR TENTATIVE MAP AMENDMENT NO. MM2007-1 (Continued from May 9, 2007):** A request to delete Condition No. 5 regarding underground of utilities for a previously approved two-lot subdivision located at 387 Rudyard. *(Recommendation: Approve with Conditions)*
- *5 **SIX-MONTH REVIEW NO. PR2007-1:** A six-month review for Use Permit No. UP2004-42 and "S" Zone Amendment Approval No. SA2004-122 for a 24,000 square foot commercial badminton facility in an existing 48,000 square foot industrial building, located at 1191 Montague Expressway. *(Recommendation: Note Receipt and File)*
- *6 **"S" ZONE AMENDMENT NO. SA2007-18 AND MINOR TENTATIVE MAP AMENDMENT NO. MM2007-2 (Continued from May 9, 2007):** A request to amend "S" Zone No. SZ2007-1 and Minor Tentative Map No. MI2007-2 special conditions of approval for Aspen Family Apartments, 101 affordable units located at 1666 South Main Street. *(Recommendation: Approve with Conditions)*
- *8 **ORDINANCE INTERPRETATION NO. UD2007-2: Massage at the Great Mall:** A request to make an interpretation of the zoning ordinance to determine if partial massage is a permitted use in the C2 General Commercial zoning district. *(Recommendation: Determine that massage of shoulders and extremities, in a visible public environment, is a permitted use in the C2 zoning district)*

**IX.
PUBLIC HEARING**

1. DETERMINATION OF INVESTIGATION AND SITE INSPECTION OF SOUTH MAIN STREET MOBILE HOME PARK BY COMMUNITY DEVELOPMENT MANAGER AND UPDATE ON STATUS OF SOUTH MAIN STREET MOBILE HOME PARK CONVERSION

Felix Reliford, Principal Planner presented a public hearing to determine actual vacancy status of the Main Street Mobile Home Park located at 1666 South Main Street. Pursuant to Milpitas Municipal Code XI-20-6.01, a statement was filed with the City stating that the vacancy of the Main Street Mobile Home Park was less than 85 percent. Mr. Reliford noted that staff has received one letter in opposition of the project. Mr. Reliford recommended that the Commission direct staff to bring the completed mobile home park conversion impact report back to the Planning Commission for review and recommendation to the City Council.

Martin Eichner, Project Sentinel, said the current owner has provided him with a list of residents who have left the mobile home park and he is working hard to get in touch with them. He said they have only found one of the people who have left and he has tried using free search engines to locate them. He said if they can't locate the previous tenants then he might have to resort to hiring a private investigator, which could cost several hundred dollars.

Commissioner Azevedo asked if staff has worked to keep the mobile home park. Mr. Reliford said the site has been rezoned to high density residential and the existing use is illegal non-conforming and does not comply with the Midtown Plan.

Commissioner Azevedo asked how did the Mobile Home Park get such a high vacancy rate? Mr. Reliford said that once residents found out that the property was sold, they started leaving. Mr. Reliford agreed with Mr. Eichner to search for the residents who have left so that they may be entitled to participate in the same program as the current residents.

Commissioner Sandhu was concerned that only one person was found within a six-month period. Mr. Reliford said the six-month period was to monitor the vacancy rate and most of the residents who left went on their own once they found out the property was going to be redeveloped.

Commissioner Sandhu asked how many residents have left and Mr. Eichner said 19 residents have left within the last year.

Commissioner Sandhu asked if the property owner will pay to search for those residents and Mr. Reliford said yes.

Vice Chair Mandal said it is great that the Midtown plan is bringing in new homes, however he felt that the City should still keep low-income housing. He asked if there are any bylaws that govern mobile homes? Mr. Reliford said he is not familiar with any bylaws.

Commissioner Tabladillo said it is disheartening that the City is losing a mobile home park to build high-density housing because it is displacing residents that have been living in Milpitas for a long time. She asked staff to take a look at existing projects and be able to provide current residents affordable homes somehow.

Mr. Reliford said there are currently four mobile home parks in the City. He said the City could look into the Sunnyhills area and pointed out that Aspen is building 101 affordable housing units. According to state law, units can only be designated for seniors, however staff would work with the developer and encourage preference for mobile home park residents.

Commissioner Tabladillo said this situation is challenging to any family and encouraged staff to think outside of the box.

Chair Williams asked if it is state law that the property owner be required to bear the expense of the search efforts. Assistant City Attorney Pio Roda said per Code Section 11-20-3.01 the applicant shall be entirely financially responsible for including but not limited to the housing specialist, the conversion impact report and all relocation costs.

Chair Williams asked if the is property owner is in the audience and Mr. Reliford said yes.

Chair Williams introduced the property owner.

Peter Solar, Trammell Crow Residential, 1633 Lombard Street, San Francisco, CA, said he is available to answer any questions and assured the Commission and staff that this is a sensitive issue and he will work with the residents of Milpitas to the best of his ability. He said his company is hiring a non-profit group to work with the residents to make sure they are taken care of.

Chair Williams opened the public hearing.

Bob Shafer, Space #21, said during the last year and a half the residents have felt totally ignored and the property has not been well maintained and it has taken an emotional toll on them. He knows they will have to move however the residents have been in the dark about what is going to happen. He also heard that the property owners are looking for previous tenants however they have not communicated this with current residents.

Commissioner Azevedo asked if the mobile home park has an HOA and Mr. Shafer said no.

Commissioner Azevedo asked if the residents belong to Golden State Manufactured-Home Owners League (GSMOL) and Mr. Shafer said no.

Stefen Edmond, Space #3, said he has been living in the mobile home park for ten years now. He said the reason why the vacancy rate has exceeded 15% is because the owner has blocked off all the spaces and took off the vacancy signs and the manager has been told not to accept any more people.

Commissioner Azevedo advised Mr. Edmond that he should get organized and get the names of the people that have approached management to rent out the spaces.

Brendy Cruz, Space #42, said she moved in September and had a six-month contract. She said everybody is going to be relocated and they have nowhere to go. She is a retired city employee and cannot afford another place to rent and will basically be homeless.

Commissioner Mandal said the mobile home park is a close knit community and asked Ms. Cruz if she knows any of the people that have left. Ms. Cruz said she knows of one couple that moved to Truckee.

Chair Williams asked Ms. Cruz which City she retired from and Ms. Cruz said City of Milpitas.

Michelle Isaacs, Space #17, said she has lived in the mobile home park for six years now and it used to be a clean place. She said she knows of one person that she keeps in contact with that used to live there. She said it is very difficult to find affordable housing. She works at Home Depot and has been denied housing.

Melissa Gustinson, Space #41, has lived in the mobile home park for three years and has two kids. She said the place was nice when they moved in and everybody was nice because they paid attention to each other's kids like watching out for cars. She said now they are being treated unfairly and felt they shouldn't be put in this position. She said people are taking pictures of the children and looking at the residents like they are garbage.

Jason, Space #40, has lived in the mobile home park for three years, and he signed a six-month lease and now the property has been sold. He hasn't seen anything on paper just the information that he got from Mr. Reliford. He said the property has basically been sold underneath them. There are a lot of rumors going around and he felt that they have been left in the dark.

Keith, Space #10, said he has been a Milpitas resident for twenty years. Due to a divorce, he lost the house and had a bus converted to a mobile home. He has a daughter and will have no place to go once the new development is built.

Motion to close the public hearing.

M/S: Mandal/Sandhu

AYES: 7

NOES: 0

Chair Williams would like to add a condition that staff expand their search utilizing resources to reach out to former occupants as well as obtain any additional information needed to make a thorough search and compile necessary information to bring a resolution to help the residents to either keep them there or help relocate them.

Commissioner Tabladillo asked staff to work with Aspen to give the mobile home park residents a preference to live there.

Commissioner Tabladillo also requested that the park be properly maintained while the residents are going through this process and also wants to make sure that the timing does not impact the children while they are going to school because moving kids mid-year is a big interruption to the family.

Commissioner Azevedo does not think the 15% vacancy rate is accurate because it sounds like the manager is turning people away on purpose. He asked the Assistant City Attorney what leeway does the Commission have if any. Assistant City Attorney Pio Roda said there is a section in the 6code that requires staff to react when receiving a written notification. About six-months ago, the City received a letter from a resident that believed the vacancy rate was greater than 15%. Since that time, Mr. Reliford has conducted the study and investigation. Mr. Reliford and the Building Dept. investigated and validated the resident's statement that there is a 15% vacancy rate and that is what the purpose of tonight's meeting is about. He said staff has complied with the code.

Mr. Reliford said the City doesn't get involved until the 15% threshold is met. He said he did not want to get involved with any rumors or what was going to get built down there. He said it was hard to keep residents notified of what was going on because staff was monitoring the vacancy rate.

Assistant City Attorney Pio Roda said the Planning Director has the discretion to set a time limit, and if the conversion impact report is not completed within the time limit, it may be declared a public nuisance and then the Planning Director will be able to either finish the report that has been started or do a new report within the timeframe that is required and charge that time to the property owner. It is at the discretion of the Planning Director, the Commission could strongly urge the Planning Director to set a timeline that is stringent and reasonable.

Commissioner Tabladillo urged the Planning Director to do the timeline accordingly so that it is less of an impact to the community and to the children that are attending school.

Mr. Reliford said he envisions the project to take approximately 9 to 10 months, which will be about March or April of 2008 if the Commission decides that the conversion report is satisfactory and if the Council adopts it.

Commissioner Ciardella asked Mr. Reliford to explain the investigation process. Mr. Reliford said that the investigation took about six months. He said he doesn't think that the previous owner understood the process and now that Trammell Crow Residential is in the picture, they have hired attorneys who will complete the report and have a better understanding of the process.

Commissioner Ciardella asked Commissioner Azevedo to explain GSMOL. Commissioner Azevedo said he lives in a mobile home park and they are part of an HOA and are very organized. Their lease could be up in five years and they are actually trying to buy the park.

Vice Chair Mandal asked who will be maintaining the property while the conversion report is being completed? Mr. Reliford said it is the property owner's responsibility.

Mr. Eichner said that after the public hearing, he would like to talk to the residents outside of the Council Chambers to get in contact with the residents that have left.

Commissioner Azevedo said he is not going to support staff's recommendation because he felt that the property owner set up the 15% vacancy rate on purpose.

Commissioner Ali-Santosa asked about the resident who submitted the original report about the 15% vacancy rate. Mr. Reliford said that a resident named Michele sent the original letter and she is not in the audience.

Commissioner Ali-Santosa asked what is the property owner's obligation knowing that there are issues of the way the project has been handled. Mr. Eichner said from a fair housing point of view, the issue would be if they were using an illegal classification to make their decision. If they weren't renting to a certain class that would be a fair housing issue. If they refuse to rent at all, that is a business decision that would be subject to another scrutiny. He pointed out that there are mobile home parks closing in several cities and is a frequent issue in development in the bay area. The purpose of the involuntary 15% rule which is in every ordinance in every city, gives the City the right to step in and scrutinize what has happened, otherwise a owner can quietly close the park and do whatever they want with the property without being under obligation to provide relocation benefits.

Commissioner Ali-Santosa asked what could be done tonight. Assistant City Attorney Pio Roda echoed what Mr. Eichner said that if it was a discrimination issue that they were being denied housing based on class then that would be a problem however if it is a business decision, it would be less ability of the City to effect. He said staff has not been aware of any discrimination going on.

Chair Williams asked if the property owner is a resident of Milpitas and Mr. Reliford said no.

Commissioner Azevedo said he doesn't believe that the 15% vacancy rate is accurate because of what the public has said.

Assistant City Attorney Pio Roda said that if the Commission denies staff's recommendation, staff has already requested that a mobile home park conversion report be completed anyways, so this is a code requirement that staff is complying with that the Planning Director find that the 15% vacancy has been found and he holds a public hearing to validate it. At this time, the mobile home park conversion report based on the Planning Director's recommendation will still go forward because there is still a change in use of the property.

Mr. Reliford said at some point in time, the mobile home park will reach the 15% vacancy rate because the owner plans to develop and he is afraid this might prolong everything.

Commissioner Ciardella asked if the 15% vacancy rate is being achieved by not renting out the spaces. Mr. Reliford said that has been achieved by people leaving and the cat and mouse game was played with the previous owner not Trammell Crow.

Further discussion continued with the Commission.

Motion to deny staff's request to direct staff to bring the completed mobile home park conversion impact report back to the Planning Commission for review and recommendation to the City Council.

M/S: Azevedo/Ali-Santosa

AYES: 3 (Azevedo, Ali-Santosa and Sandhu)

NOES: 4 (Ciardella, Mandal, Tabladillo and Williams)

Motion to direct staff to bring the completed mobile home park conversion impact report back to the Planning Commission for review and recommendation to the City Council with the following special conditions:

- *For staff to expand their search utilizing resources to reach out to former occupants as well as obtain any additional information needed to make a thorough search and compile necessary information to bring a resolution to help the residents to either keep them there or help relocate them.*
- *For staff to work with Aspen to give the mobile home park residents a preference to live there.*
- *For staff to ensure that the park be properly maintained while the residents are going through this process.*
- *For the Planning Director to do the timeline accordingly so that it is less of an impact to the community and to the children that are attending school.*

Tabladillo/Williams

AYES: 4(Ciardella, Mandal, Tabladillo and Williams)

NOES: 3 (Azevedo, Ali-Santosa and Sandhu)

**2. "S" ZONE
APPROVAL
AMENDMENT
SA2007-22
NO.**

Cindy Hom, Project Planner, presented a request for various modifications including revised roof elevations, unenclosed stairways, new chimneys stacks, and landscape modifications to a previously approved mixed use development that consist of 93 residential units and approximately 2,633 square feet of commercial retail space located at 230 N. Main Street. Ms. Hom recommended approve with conditions.

Chair Williams asked when did the Planning Commission originally approve the project? Ms. Hom said the project was originally approved in 2003 and was last amended in 2005.

Chair Williams asked if staff reviewed the drawings in relationship to the original concept drawings. Ms. Hom staff reviewed the projects based on the last 2005 amended drawings.

Chair Williams recalled from the original concept, there was an additional retail component facing Main Street and asked how did that change to the current condition. Ms. Hom said from the last amendment, there was a reduction of 350 sq. ft. of the retail portion of the project however there is still an active retail corner, which corners the library and future Sr. housing project.

Vice Chair Mandal said according to the original architecture, there were two service areas proposed on each floor and now only one. Ms. Hom said staff's preference is for two service areas however given the building constraints, it is hard for them to find another location because they could potentially lose a unit, a bedroom, or a parking space.

APPROVED
May 23, 2007

Vice Chair Mandal felt it was a long way for somebody to go from one end to another end to take care of their trash and he strongly recommends two service areas. Ms. Hom said staff is proposing to evaluate the information that staff has provided with the utility engineering section and be consistent with what has been allowed with other multi-family residential projects. For instance, Aspen has one service area per floor for their project.

Vice Chair Mandal asked how does Aspen compare with Apton Plaza? Ms. Hom said the main difference is for the Aspen project, there is 8 units per floor and for Apton there is 30 units per floor and that is why staff has to evaluate the information that Apton has provided and to make the determination that if staff is going to allow the one chute that it can satisfy the trash capacity.

Vice Chair Mandal would like to add a condition that the applicant add two chutes instead of one.

Vice Chair Mandal asked if they will have a trash compactor and Ms. Hom said yes and it is located in the trash enclosure.

Commissioner Sandhu asked what will happen if staff determines that one trash compactor is not enough? Ms. Hom said then they will have to redesign the building to accommodate two.

Commissioner Sandhu agreed with Vice Chair Mandal to require the applicant to add two chutes now because it will be more difficult to do it later.

Chair Williams introduced the applicant.

Kurt Anderson, Architect, 2255 Bascom Avenue, Campbell, noted that this is the fourth time the project has been to the Commission. He said they are ready to pull their building permits and this is the last thing they need to do. The owner has spent a lot of time and money. The trash chutes have been a big deal and they would love to have two chutes. The existing code does not allow you to add an opening of a trash enclosure in an exit balcony or exit passageway. They worked with the building department trying alternative methods of construction. It was determined there is only one spot to put the trash enclosure because it is not in an exit passageway. He said there is another location where to put the trash enclosure however they would lose a bedroom or a parking stall, which the owner cannot afford to do. He said they have been working with a consultant with over twenty years of experience regarding trash collection. There will be a compactor at the bottom of the chute and it will not include recycling. At the bottom of the stairs in the garage, they will have 96 gallon recycle containers. There will also be another compactor for garbage and extra containers for recycling.

Chair Williams asked where will the retail stores dispose of their garbage? Mr. Anderson said the retail stores will have their own area outside of their spaces.

Chair Williams asked why was there a reduction in retail space? Mr. Anderson said there was a code issue and they had to provide an additional exit passageway through the garage and had to provide a trash compactor, which was originally not planned.

Chair Williams recalled that there was retail on the Main Street side and not on the Weller street side. Mr. Anderson said the frontage is pretty close to what it was before.

Chair Williams opened the public hearing.

There were no speakers from the audience.

Motion to close the public hearing.

Sandhu/Mandal

Ayes: 7

Noes: 0

Chair Williams said he hopes that the property owner will encourage the type of retail services that will best serve the residents of Milpitas.

Motion to approve "S" Zone Approval Amendment No. SA2007-22 with special conditions based on the findings in the staff report

Sandhu/Azevedo

Ayes: 7

Noes: 0

RECESS

The Planning Commissioners took a recess at 8:50 p.m.

The meeting resumed at 9:00 p.m.

3. GENERAL PLAN AMENDMENT NO. GM2006-1, MIDTOWN SPECIFIC PLAN AMENDMENT, ZONE CHANGE NO. ZC2006-1, SITE PLAN AND ARCHITECTURAL APPROVAL NO. SZ2006-5, MAJOR TENTATIVE MAP NO. MA2006-2 AND ENVIRONMENTAL IMPACT ASSESSMENT NO. EA2006-4

Felix Reliford, Principal Planner, presented a request to allow for the demolition of an existing industrial park and the construction of 368 podium and townhouse style residential condominium units, on-site surface and podium parking, recreational and open space facilities on 11.17 acres located at 1601-1765 South Main Street (APN: 086-21-073). The properties are proposed to be redesignated from Industrial Park to Multi-Family, Very High Density (31 to 40 dwelling units per acre) and rezoned from Industrial Park with "S" Zone Overlay District "MP-S" to Multi-Family, Very High Density with "S" Zone Overlay District "R4-S." A Supplemental EIR was prepared and circulated for this project.

Mr. Reliford recommended the Commission adopt a Resolution recommending approval of General Plan Amendment No. GM2006-1, Midtown Specific Plan Amendment and Zone Change No. ZC2006-1 to City Council. He also recommended the Commission approve Major Tentative Map. No. MA2006-2 based on the findings and recommended special conditions and adopt a Resolution recommending the certification of the supplemental Environmental Impact Report (Environmental Impact Assessment) No. EA2006-4 to City Council and approve Site Plan and Architectural Approval No. SZ2006-5 based on the findings and recommended special conditions.

Commissioner Ali-Santosa said he is concerned about receiving several e-mails from resident's last minute because he did not have enough time to review them and he asked staff for a better process.

Mr. Reliford said that as soon as staff receives an e-mail from a resident, they automatically send the e-mail to the Commissioner's home e-mail address. He assured the Commission that staff does not hang onto an e-mail for a long time without sending it out.

Chair Williams sympathizes with Commissioner Ali-Santosa about e-mails coming at the last moment.

Commissioner Sandhu said that he received an e-mail from the applicant to meet however due to his work schedule he couldn't meet and also received four e-mails forwarded to him from staff. He said Mr. Reliford mentioned in his report that there have been many meetings with the Pine Residents and asked if there was a positive outcome of it?

APPROVED
May 23, 2007

Mr. Reliford said he thought installing trees 18 months in advance to give them time to grow was a good idea.

Vice Chair Mandal also expressed that the applicant wanted to set up a meeting with him however he was unavailable because of work. He asked if this project was advertised in the *Milpitas Post* and Mr. Reliford said yes. The same notices that were mailed out on April 11th were mailed out again for tonight's hearing.

Vice Chair Mandal said he is concerned because he remembered more people attending the April 11th hearing.

Vice Chair Mandal asked if there was documentation for the meetings that were held between the property owner and the residents? Mr. Reliford said minutes were not taken however they try to come in agreement with the residents or meet somewhere in the middle.

Commissioner Azevedo asked if it is customary for the applicant to want to meet with all Commissioners or are they selective? Mr. Reliford said that it is usually customary that all Commissioners would be approached.

Chair Williams said he takes a personal policy that he does not meet with applicants at all.

Commissioner Ali-Santosa disclosed that he received a personal e-mail from Bob Armstrong.

Commissioner Tabladillo asked how many residents attended the community meeting and Mr. Reliford said between five and six.

Donna Vingo, Warmington Homes, said for the first community meeting in December 2006, there were 1,267 notices sent out inviting the neighbors and owners to discuss the project and there was about 40 people that showed up. They subsequently met with some of the neighbors who had issues, which was about two to three households.

Commissioner Tabladillo asked if the applicant had a community meeting between now and the April 11th meeting and Mr. Reliford said no.

Vice Chair Mandal clarified that it is always good to have input from residents.

Commissioner Azevedo asked why wasn't there another meeting? Mr. Reliford said with the several meetings the developer had with the residents, they felt that they were not going to be able to change the minds of the residents who were in opposition of the project, even after showing them several options.

Chair Williams asked if the City has defined a plan for relocating businesses?

Diana Whitecar, Economic Development Manager, said the City does not have a business retention plan in place with the City however it is part of the Economic Strategic Plan and it has been elevated for staff to create one. She said business retention plans are geared more towards the corporate outreach to existing businesses to understand their business plans for future expansion needs. She has been trying to put together for what other cities have done in regards to relocation efforts. Business relocation is different from residential relocation in regards to redevelopment and acquisition law.

Chair Williams asked how far along is staff with the business retention plan and Ms. Whitecar said about 20% along. Ms. Whitecar said the plan will incorporate the four recommendations that they currently have in terms of future developers when it comes forward and heir existing businesses that they notify the businesses early on about what their plans are and that they work with them to help them find existing space in the City and she is not inclined to talk about financial assistance.

Chair Williams introduced the applicant.

Donna Vingo, 2010 Crow Canyon Place, San Ramon, Ca, presented her PowerPoint presentation about the Estrella project to the Commission.

Commissioner Tabladillo asked if opaque windows have the ability to be opened like a regular window? **Dominic Pieri, Vice President of Land Development, Warmington Homes**, said that is a call by the Building Department. Mr. Pieri said regarding the three different window options and the landscaping, he is willing to work with staff to come up with the best solution.

Commissioner Ciardella asked if the 24-inch box trees along the streets and the 15-gallon trees along the perimeter have changed. Ms. Vingo said they are complying with the Plan Line Study and will go with what the City has required.

Commissioner Ciardella said he would like to see the landscape plans come back to the Commission before he approves the project.

Vice Chair Mandal asked Warmington what experience do they have with mixed-use projects? Mr. Pieri said they have not done any mixed-use projects in Northern California and mainly do residential development. The plans that were presented tonight were done from another company.

Vice Chair Mandal said all the mixed-use scenarios that were shown tonight had negativity associated with it and asked staff to clarify. Mr. Reliford said that was the applicant's scenario from a marketing standpoint. The Midtown Specific Plan doesn't call for every residential project to have a mixed-use component to it.

Mr. Pieri said they took the current requirements and standards in place from the midtown specific plan and the South main Street plan line study. They looked at mixed-use commercial retail along this edge, the South Main Street Plan Line Study doesn't call for any on-street parking. The parking would have to be done all on-site and private parking takes up a huge amount of space. For commercial space, you look at accessibility and residents would have to make u-turns and it would not be feasible. He felt it is not pedestrian friendly on South Main Street.

Vice Chair Mandal asked how do you ensure that the HOA will upkeep the property? Mr. Pieri said those issues are covered in the CC&R's and can be addressed and the City reviews them.

Assistant City Attorney Pio Roda said the developer submits the CC&R's to the City for approval, and the City Attorney's office will make sure all of the conditions of approval are included.

Commissioner Ali-Santosa asked the applicant how they plan to mitigate noise from the future recreation area that will be facing the Pines residents? Mr. Pieri said that the pool guidelines and regulations will be included in the CC&R's and HOA guidelines.

Commissioner Ciardella asked what would happen if the HOA wants to amend the CC&R's? Assistant City Attorney Pio Roda said a condition of approval could be added where the HOA could not amend their conditions without coming back to the Commission.

Chair Williams opened the public hearing.

Philip Tuitt, 1756 Pinewood Court, lives directly adjacent to the Warmington property, said he is really concerned about privacy and quality of life. He said they received six copies of the notice of public hearing however he is disappointed that they did not find any changes to it. He said he felt left in the dark about what is going on. He felt that trees are nice but they are not going to cut it and that Warmington never committed to it. Regarding the raise windows, he never felt they were taken into consideration. He is also concerned that he will never see the sun in the morning. He is against the project.

Helen Tuitt, 1756 Pinewood Court, is very upset about the project and is against it. She said at the last meeting with Warmington Homes dismissed their ideas about raising the windows and said they could plant trees instead and felt that her concerns were not taken seriously. She started crying and felt that her privacy will be violated and felt that Warmington will not do anything about and said she will not feel comfortable with her future children playing in the backyard because everyone will stare at them.

Robert Armstrong, 1636 Fallen Leaf Drive, lives immediately adjacent to the Warmington property, said he received a public hearing notice two weeks ago and he immediately tried to find out what the proposed changes were however it wasn't until the previous Friday that he was able to review Warmington's letter and the staff report and that is why the Planning Commission received his opposition e-mail on Saturday. He said there are currently six projects under construction that will total over 1800 homes and felt there are enough homes already too attract a grocery store that will cater to current and future homeowners. He said the primary goal of the Midtown Plan is to encourage a compatible mixture of residential, retail and office/commercial service and industrial uses within the Midtown Area. He urged the Commission to vote against the project.

Deborah Norling, 1636 Fallen Leaf Drive, said it is ironic that Warmington is saying that they cannot build a mixed-use building because of parking concerns and at the same time saying they are encouraging a pedestrian friendly atmosphere. She said most of staff and the Warmington group does not live in Milpitas and does not understand the impact the project will have. She said there is only one bus that serves the area and runs once an hour on Sunday's. She said mixed-use is becoming important as gas prices rise. She said clogging the whole town with condos will make it a traffic corridor not a transit corridor. She asked the Commission to vote against the project.

Guy Haas, 1277 Fallen Leaf Drive, said there is not enough retail on the South Main Street end of town and felt that adding more residential will not solve the problem. He said the pass through between Estrella and the Pines will cause parking overflow and said he would like to see a condition that would add permit parking on the Pines side.

Don Peoples, 620 S. Main Street, said he is disappointed that nothing has changed with the Warmington project. He said this project does not implement the Midtown Plan and adjoining neighbors do not gain anything from it so it is an incompatible use. He said smart growth does not eliminate 400 jobs to build 400 jobs and felt it was dumb growth. He said there will be too much traffic in the area and is against the project.

John Jay, 542 S. Main Street, owns his own business and felt that the Midtown Plan is going to put him out of business. He said 20% of business owners who will be relocated would not survive. He said part of the Midtown Plan was not to change that area to residential and he urged the Commission to vote against the project.

Motion to close the public hearing.

Sandhu/Mandal

Ayes: 7

Noes: 0

Commissioner Ciardella asked if the opaque windows would work? Mr. Reliford said he would need to check with the Building Department on that.

Commissioner Sandhu said there is nothing new from the last proposal and will not be able to change his decision and will be voting against the project.

Commissioner Tabladillo said she hears what the residents are saying and also what the developers are saying that the project is not economically feasible to be able to do the mixed-use project. She felt there are too much condos in the area and she knows there is a need for additional affordable housing however she doesn't see any changes in the plans that will benefit Milpitas as a whole. There is an ability to look outside of the box and reflect the spirit of the Midtown plan. She encourage the applicant to look at mixed-use and is not going to vote in favor of the project.

Vice Chair Mandal asked what is the process for the Planning Commission to be able to change the zoning from the Midtown Plan? Mr. Reliford said that the Planning Commission is a land use advisory to the City Council and it is up to the Commission to make that decision.

Chair Williams said when the Midtown plan was developed, it was only supposed to be on Main street and then over a course of time, it encroached on Abel street. He said the purpose was to have Main Street be redeveloped like Castro Street in Mountain View and also address the housing needs and emphasis was on mixed-use.

Vice Chair Mandal said he is concerned that the Commission is changing the Midtown Specific plan and also losing established businesses for good. He is not in favor of the project.

Chair Williams said the applicant identified possible retail near the McCandless Business Park adjacent to the Great Mall. He is concerned that a lot of the businesses had been in communication about putting in a 45,000 sq. ft. grocery store however that has fallen through. He tries to follow the rules of the City by looking at the project logically and ethically without emotion and felt that the City is getting too residential happy. He hopes that the Commission in the future will make sure that future projects will be mixed-use and follow suit from City of San Jose and City of Fremont. He is also concerned about the different proposals from the applicant and their lack of communication with the residents and hope this could be resolved in the future to have a happy medium. He would also like the applicant to work with staff on the landscape plan regarding the size of the trees. He will not approve the project but is willing to be open about it if there is better dialogue between the applicants and the residents.

Commissioner Azevedo felt that the project should go back to the drawing board and that there be better communication between, staff, the applicant and the residents.

Motion to continue General Plan Amendment No. GM2006-1, Zone Change No. ZC2006-1, Site Plan and Architectural Approval No. SZ2006-5, Major Tentative Map No. MA2006-2 and Environmental Impact Assessment No. EA2006-4 indefinitely regarding all the reasons stated in the minutes.

Azevedo/Tabladillo

Ayes: 7

Noes: 0

Assistant City Attorney Pio Roda said the Planning Commission would have to have to give a recommendation to City Council whether to deny or accept the project as is because they are on a time limit with the Tentative Map and it needs to go to City Council.

Motion to deny General Plan Amendment No. GM2006-1, Midtown Specific Plan Amendment, Zone Change No. ZC2006-1, Site Plan and Architectural Approval No. SZ2006-5, Major Tentative Map No. MA2006-2 and Environmental Impact Assessment No. EA2006-4.

Azevedo/Tabladillo

Ayes: 7

Noes: 0

**X.
ADJOURNMENT**

The meeting was adjourned at 11:00 p.m. to the next regular meeting of June 13, 2007.

Respectfully Submitted,

Felix Reliford
Principal Planner

Veronica Bejines
Recording Secretary

APPROVED
May 23, 2007

Appendix 2

Copies of Notices to Tenants at the Park

TCR

TRAMMELL CROW
RESIDENTIAL
NORTHERN CALIFORNIA

Dear Main Street MH & RV Park Resident:

We would like to invite you to a Main Street MH & RV Park Residents meeting on **June 26th, 2007 in Room 7 and 8** at the **Milpitas Community Center located at 455 East Calaveras Blvd., Milpitas**, which is adjacent to the Milpitas City Hall. **The meeting time will be at 7:00 p.m.** and the subject of the meeting will be to inform the residents of Main Street MH & RV Park that the park owner, Bay Stone Development LLC is in the process of selling the Park to Trammell Crow Residential (TCR) for development/conversion to another use. As you know the City of Milpitas Planning Commission found at its meeting on May 23, 2007 that Main Street RV & MH Park is more than 15% vacant, and thus is in the process of converting to another use.

The City of Milpitas has a mobilehome conversion ordinance entitled "Conversion of Mobile Home Parks to Other Uses", found at Title XI, Chapter 20 of the Milpitas Municipal Code which describes the legal requirements of closing a mobilehome park and converting it to another use. The City of Milpitas has designated Overland Pacific & Cutler, Inc. (OPC) as the housing specialists to assist residents in relocating to other mobilehome or RV parks or to other types of housing. Every reasonable effort will be made to mitigate the impact of relocation. TCR as the developer will be required to comply both with the City of Milpitas Conversion Ordinance as well as the applicable provisions of the California Mobilehome Residency Law, and the California Government Code.

The purpose of the June 26th meeting will be to discuss and outline the process of converting the Park to another use and to introduce the staff members of Overland Pacific & Cutler, Inc., who will be working with each resident to evaluate and determine how best to assist each resident in the relocation process. Overland Pacific & Cutler, Inc. will present an overview of the services they will provide to the residents as the Park's designated relocation specialists. Geri Nave', of Nave' Consulting, will speak about her role as the new property manager for the park. TCR's attorney, Margaret Ecker Nanda will present a timeline for the conversion process and outline the legal process of converting the park.

I look forward to meeting you on **June 26th**. If you are hearing disabled and need the services of a signer, or if you need a language interpreter please contact **Linh Inokuchi or Chris Budwine of OPC at (510) 638-3081**. We will arrange to provide transportation to the meeting which will depart from the entrance to the park promptly at 6:45 pm and return to the park at the conclusion of the meeting. Please contact Linh or Chris if you plan to take the transportation we will be providing. In addition, if you are unable to attend the meeting on June 26th please contact Linh or Chris and a time will be arranged to provide you with the information from the meeting.

Sincerely,

Peter Solar, Managing Director
Trammell Crow Residential

NAVE CONSULTING, INC.
P.O.BOX 8223
SAN JOSE, CA 95155-8223
408.489.2632

June 14, 2007

Residents
Main Street Mobilehome & RV Park
Main Street
Milpitas, CA

Dear Residents:

At the request of the City of Milpitas, Bay Stone Development has retained a professional mobilehome park management company. Geri Nave', of Nave' Consulting, will immediately assume duties for the day-to-day management of Main Street RV Park.

We will be inspecting the Park with various Milpitas City officials. Please be advised that all residents will be required to clean and maintain their space with regard to Park Rules & Regulations, City of Milpitas Environmental Services health standards as well as Department of Housing and Community Development health and safety regulations. **There will be no exceptions.** You will be required to clean up your spaces, remove all debris, and any items stored under your mobilehome or RV and remove all garbage and other unsightly items. The process of cleaning up the park and of the residents cleaning up their individual spaces will begin immediately.

You will receive your July rent statement in a few days. Your checks should be made out to Main Street MH & RV Park and mailed by the end of the business day on July 6th to **Bay Stone Development, c/o J. Mears**
P.O.Box 8223
San Jose, CA 95155-8223

Please do not contact Bay Stone Development regarding this letter or day to day Park issues as you will only be referred to Nave' Consulting. Should you have any questions you can see me when I am at the Park, write to the above address, or call 408.489.2632.

Sincerely,

Geri Nave'
Nave' Consulting, Inc.

Cc: City of Milpitas
Bay Stone Development

July 9, 2007
VIA FIRST CLASS MAIL

Main Street MH & RV Park
1054 South Main Street, Space 29
Milpitas, CA 95035

Re: Closure of Main Street MH & RV Park

Dear _____:

Please be advised that the undersigned attorney represents Trammell Crow Residential (“TCR”), which is planning to develop the property upon which Main Street MH & RV Park is currently located. You received a letter on June 22nd informing you of a meeting which was held on June 26, 2007 at the Milpitas Community Center regarding the closure of Main Street MH & RV Park (“Park”). As you may be aware, the City of Milpitas Planning Commission found at its meeting on May 23, 2007 that Main Street MH & RV Park is more than 15% vacant and, therefore, the owners and TCR may begin the process of converting the Park to another use. A sign in sheet was circulated at the June 26th meeting and your name did not appear and therefore it is assumed you did not attend the meeting.

Accordingly, I am enclosing for your review the Agenda from the meeting of June 26th. At the meeting, Felix Reliford, the Interim Planning Director for the City of Milpitas discussed the fact that the park is closing and that the City of Milpitas has a conversion ordinance for the conversion of mobilehome parks such as Main Street MH & RV Park. Mr. Reliford also introduced the designated housing relocation specialist who will assist you in relocating your RV or moving into another type of housing if you are currently renting a mobilehome at the Park. The Housing Specialist is **Overland, Pacific and Cutler**, and the specific consultants who have been assigned to this project are **Linh Inokuchi** and **Chris Budwine**. Either of them can be contacted by calling **510.638.3081**. It is important that you initiate contact with these consultants so that they can interview you at your home and consult with you about your relocation needs.

Letter to Mr. Santos
July 9, 2007
Page 2

I strongly recommend that you review the enclosed Agenda and that if you have questions about what will be happening in the next few months at Main Street MH & RV Park that you contact Linh Inokuchi or Chris Budwine or talk to the new property Manager, Geri Nave. Geri can be reached at 408.489.2632. You will see Geri in the Park frequently as she is the new Property Manager.

As was discussed at the June 26th meeting, you will receive benefits for having to move from Main Street MH & RV Park because of its closure, but only if you pay the July 2007 rent when it becomes due and keep current with your rent until the time you move from the Park. Please understand, however, that if you owe back rent, you do not have to bring the rent current now, but your relocation benefits may be adjusted if you have past due rent. If you do not keep your rent current by paying the July 2007 rent and every month thereafter until you vacate the Park, you may be evicted from the Park. In addition if you receive a notice or notices from Geri Nave or a citation from the City of Milpitas that your space must be cleaned up, you will have to comply with the notice or you may be evicted from the Park.

All of the contact information for the people who are involved in the closure of Main Street is contained on page 2 and page 8 of the enclosed Agenda. I invite you to contact any one of those persons, including the undersigned with your comments or questions.

Very truly yours,

MARGARET ECKER NANDA

cc: Dave Richman, Linh Inokuchi, Chris Budwine, Overland, Pacific & Cutler (via first class mail)
Peter Solar, Brian Pianca, Trammell Crow Residential (via first class mail)
Geri Nave, Nave Consulting (via first class mail)
Felix Reliford, City of Milpitas (via first class mail)

AGENDA

Meeting with Residents of Main Street MH & RV Park

Tuesday, June 26, 2007, 7:00 p.m.

Milpitas Community Center, Rooms 7 & 8

Agenda Item

Speaker

1. Introduction of meeting speakers and overview of the meeting agenda
Felix Reliford
Principal Housing Planner, City of Milpitas

2. Welcome from Peter Solar, Trammel Crow Residential

3. Overview of Conversion of Main Street MH & RV another use;
Margaret Nanda
Attorney at Law
 - a. Legal Obligations of the Owner and Developer to the Park Residents.
 - b. Timeline

4. Presentation by designated Housing Relocation Specialist - Overland, Pacific & Cutler (OPC);
David Richman,
Regional Director
Overland, Pacific & Cutler
 - a. Initial intake interviews and planning for relocation
 - b. Overview of housing relocation services to be provided by OPC

5. Park Management during the closure process
Geri Nave'
Nave'
Consulting

6. Questions?

Contact Information for Speakers:

Peter Solar
Managing Director
Brian Pianca
Trammell Crow
1810 Gateway Drive
Suite 240
San Mateo, CA 94404

Phone: 650.293.3561
Fax: 650.227.1531
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bpianca@tcresidential.com

Margaret Ecker Nanda
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475 Alberto Way
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Phone: 408.355.7010
Fax: 408.355.7094
margaret.nanda@infogain.com

Associate Attorney:
Brian Grasser
Phone: 408.892.8199
grasser74@yahoo.com

Linh Inokuchi
Chris Budwine
Overland, Pacific
& Cutler
7901 Oakland St
Suite 4800
Oakland, CA
94621
Phone:
510.638.3081

**LEGAL OBLIGATIONS OF PARK OWNER AND DEVELOPER
TO MAIN STREET MOBILEHOME OWNER AND
RECREATIONAL VEHICLE OWNERS**

1. There is only one (1) mobilehome at Milpitas MH & RV Park; the rest of the park is occupied by Recreational Vehicles as that term is defined in Civil Code Section 799.29 and Section 20-2.10-2 of the Milpitas Conversion Ordinance.
1. Under Civil Code Section 798.56(g) a parkowner may terminate a tenancy in the park if the park undergoes a "change of use".
2. Main Street Mobilehome Park is undergoing a "change of use" from a mobilehome park to a townhouse development to be constructed by Trammell Crow. The Planning Commission determined on May 23, 2007 that more than 15% of the park is vacant, and therefore a change of use is already occurring.
3. There are 2 separate sets of laws which together govern the closure of Main Street and the laws must be complied with by the owner and the developer.
 - a. City of Milpitas Conversion of Mobile Home Parks To Other Uses, Title XI, Zoning Chapter 20 - referred to as the "Milpitas Conversion Ordinance".

- b. State Law -The California Recreational Vehicle Occupancy Law, Civil Code Sections 799.20 et seq.; Mobilehome Residency Law, Civil Code Sections 798 et seq., and Government Code Sections 65863.7 and 66427.4.

4. The Milpitas Conversion Ordinance requires the party making an application for a change of use of the park property (Trammell Crow) to file with the City a Conversion Impact Report ("CIR"). The report is filed with the City and distributed to all of the Residents in the park. After its distribution, the Developer will hold meetings with the tenants to more fully explain the contents of the CIR and to answer any questions.

5. What will the CIR contain?

- a. Most importantly: A description of the relocation assistance benefits to be given to the Homeowner and RV Residents in the Park. This includes non-monetary benefits such as the services provided by the designated housing relocation specialist, OPC and monetary benefits to be paid to the mobilehome Homeowner and RV Residents at Main Street.
- b. The CIR will also contain a description of all RV Parks and Mobilehome Parks which allow RV's within a 200 mile radius of Main Street MH & RV Park. It will also reflect if the mobilehome park or RV park will only accept RV's of a certain age, i.e., not more than 7 years old.
- c. A proposed timetable for implementing the relocation of the residents and for payment of the relocation assistance benefits outlined in the CIR.

6. What happens after the CIR is prepared? The developer must obtain the approval of the City Council and when it is obtained, then the park owner may give notice to the Residents of a change of use of the park and may issue Notices of Termination of Tenancy pursuant to Civil Code Section 798.56(g). Such notices give Homeowners and Residents six (6) months to vacate the park.

7. What specifically does the Milpitas Conversion Ordinance require as relocation assistance benefits?

THE FOLLOWING SUBSECTION A. APPLIES ONLY TO THE MOBILEHOME OWNER AT MAIN STREET MH & RV PARK

A. If you are unable (for example if your home is too old to be moved) or you do not wish to relocate your mobilehome to another mobilehome park, then you will receive:

- **Ninety-five (95%) of the "in place" value of the mobilehome.**
- **"In place value" means the value of a similar mobilehome if it were located in a *comparable mobilehome park*.**
- **"In place" value is established by appraisals. The developer will hire an appraiser and you will be provided a copy. You can hire your own appraiser.**
- **If the higher appraisal is less than 10% higher than the lower appraisal, the value of the mobilehome shall be established by the average of the 2 appraisals.**
- **Example: Developer's appraisal \$10,000
 Tenant's appraisal 10,900
 Difference between 2 appraisals \$900
Average between 2 appraisals = \$10,450. 95% of \$10,450 = \$9,927.5**
- **If there is more than a 10% difference between the 2 appraisals, then a 3rd appraisal is performed, and the appraisal value closest to the 3rd appraisal is the appraisal value.**

- **Example: Developer's appraisal \$10,000
 Tenant's appraisal 15,000
 Difference between 2 appraisals \$5,000
Assume 3rd appraisal: If 3rd appraisal is \$12,500 or lower, then the appraisal is closer to the Developer's appraisal of \$10,000 and the Homeowner would receive 95% of \$10,000 (\$9,500). If the 3rd appraisal is \$12,501 or higher, then the appraisal is closer to the Homeowner's appraisal and the Homeowner would receive 95% of 15,000 (14,250).**
- ***Note: The mobilehome owner and the developer can also come to a good faith agreement as to the value of the mobilehome.***

THE FOLLOWING APPLIES TO ALL RESIDENTS OF THE PARK, THE MOBILEHOME OWNER AND ALL RV OWNERS

- B. All RV Residents and the Mobilehome Homeowner are entitled to the assistance of the designated Housing Relocation Specialists, OPC. Their services will be available to the Residents up to the time of the expiration of the Notices of Termination of Tenancy which is anticipated to be March 2008.**

- C. It is anticipated that even though there is no legal requirement under the Milpitas Conversion Ordinance to offer any monetary assistance to the RV Tenants at the Park that the Developer/Applicant will offer some type of monetary assistance to mitigate the adverse impact of closing the Park and to assist the RV tenants in moving into alternative housing or moving his or her RV to a comparable park. This may include, for example money for a first and last month's rent and a security deposit. It is anticipated that it may be challenging for some RV owners to find parks which will accept their RV's and so the monetary assistance paid by the developer may be used by those tenants to secure purchase of a comparable RV in another park.**

Note: The relocation assistance to be described in the CIR will be created after the Developer receives from OPC an overview of the ages, number of family members, gross and net incomes and the condition of the RVs and their ability to be moved to other parks. It is important that you provide full and accurate information to the OPC representatives. OPC will not reveal individual confidential financial or other information to the Developer or Park owner.

NOTE:

If your rent is not current at Milpitas MH & RV Park you may not be entitled to receive all of the relocation benefits which may be given to the residents. Your July rent statement will reflect if you are delinquent in your rent, and how much you owe. If you owe back rent to the Park it will impact the amount of relocation benefits you may receive. There will be a correlation to the amount of rent you owe the park and the amount of relocation benefits you will receive.

IMPORTANT:

If you do not pay the JULY 2007 rent and utilities by the close of business day on July 6, 2007 and continue to pay rent and utilities as they accrue through the time you leave the park, AND comply with the Park Rules and Regulations, you will be given legal notices pursuant to the Recreational Vehicle Occupancy Law, Civil Code Section 799.70 and required to vacate the Park.

ANTICIPATED TIMELINE FOR THE CONVERSION OF MAIN STREET MH & RV PARK

June 2007

Initial meeting with Park Homeowner and RV Residents by representatives of Trammell Crow, Overland, Pacific and Cutler (OPC) and Margaret Nanda, Attorney for the Developer and Applicant

Individual meetings with Homeowner and RV Residents by OPC representatives **Linh Inokuchi and Chris Budwine**. At the initial meetings important information will be provided by the individual residents concerning the number of people in their family, children if any, disability if any, senior status if applicable, income level, preferences for the type of housing to be relocated to; age of the RV, etc.

Appraisal of the mobile home by Trammell Crow's appraiser, David F. Beccaria & Associates. Homeowner must be present for appraisal. If Homeowner desires to obtain his/her own appraisal, an appraiser should be hired by the Homeowner during June. **Note: RV's will NOT be appraised.**

July and August 2007

Homeowner will receive a copy of the appraisal for his mobile home.

Conversion Impact Report (CIR) is prepared by the developer and submitted to the City of Milpitas.

The CIR will contain a relocation plan, which will include a timetable for implementation of relocation assistance and an outline of the relocation benefits which will be provided to the Park residents.

After the City of Milpitas has reviewed the CIR in draft and has informed the Developer that it can be distributed to the Park residents, one copy of the CIR will be hand delivered to each space at the Park. The CIR will contain an announcement concerning the dates and times for meetings to be held between the developer and the residents regarding the CIR.

These **Informational meetings** will be held with the Developer and the Homeowner and the RV Residents to discuss the Conversion Impact Report and to completely outline all of the relocation assistance benefits to be provided to the Homeowner and RV Owners. All questions regarding the nature of the relocation assistance benefits will be answered at these meetings.

At or about the time the CIR is delivered the Developer will distribute to the Homeowner and RV Owners the proposed written agreement concerning the payment of relocation benefits, etc. to the Homeowner and RV Owners to allow adequate time for the Homeowner, RV owners and/or their attorney to review the documents.

September 2007

It is anticipated that the Milpitas Planning Commission will first hear the Developer's application for approval of the Conversion Impact Report at its regularly scheduled Commission meeting on September 12, 2007.

If the Planning Commission recommends approval of the CIR, the Milpitas City Council will conduct a hearing on the issue of the approval of the CIR, most likely at its regularly scheduled City Council meeting on October 2, 2007.

If the CIR is approved on October 2, 2007, by the City Council then the payment of relocation assistance benefits, including purchase of the mobilehome will begin immediately. In addition, for any homes that can be moved to other RV or mobilehome parks, moving of the RVs can commence after October 2, 2007. At the time relocation assistance benefits are paid, the Homeowner will execute all the documents previously given to him/her for his/her review.

After the approval of the CIR by the Milpitas City Council, OPC will commence its assistance to the Homeowner and Residents to find alternative housing.

The Homeowner and RV Residents will also receive after the City Council approval of the CIR, a Notice pursuant to Civil Code Sections 798.56(g) or 799.70(g) giving the Homeowner and RV Residents a maximum of 6 months

thereafter to vacate the park. It is anticipated that the 6 month notice period would expire at or about April 2008.

October 2007 to April 2008

Payments to the Homeowner and RV Residents pursuant to the terms for relocation assistance benefits outlined in the CIR would be made as the Homeowner and RV Residents vacated the Park.

OPC will continue its assistance to Homeowner and RV Residents during this time period in order to facilitate Residents finding alternative housing.

**Contact Information for Property
Manager:**

**Geri Nave'
Nave' Consulting
P.O. Box 8223
San Jose, CA 95155-8223
408.489.2632**

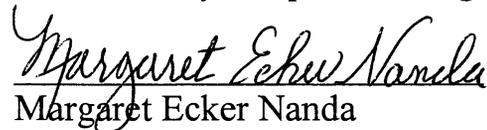
**NOTICE OF INFORMATIONAL MEETING
REGARDING THE CONVERSION IMPACT REPORT
FOR MAIN STREET MOBILE HOME AND RV PARK**

To all Mobile Home Owners, Mobile Home Renters, Recreational Vehicle Renters at Main Street Mobile Home Park as of September 21, 2007 and former tenants who left the Park in 2006:

Pursuant to Title XI, Chapter 20 et seq of the Milpitas Municipal Code, known as the "Conversion of Mobile Home Parks to Other Uses Ordinance" and specifically Section 7.01-1 please take notice that an informational meeting to discuss the enclosed Conversion Impact Report, and specifically the timing of the proposed relocation of residents, relocation assistance benefits, and the contents of the Conversion Impact Report will be held on **Wednesday, October 3, 2007 at 7:00 pm in Room 7 and 8 at the Milpitas Community Center located at 455 East Calaveras Blvd., Milpitas**, which is adjacent to the Milpitas City Hall. Members of the staff from the City of Milpitas will also be present. You should make every effort to attend this meeting.

If you need transportation to the meeting it will be provided. If you need transportation assistance please contact **Linh Inokuchi and Chris Budwine of OPC at (510) 638-3081**. Transportation to the meeting will be arranged which will depart from the entrance to the park promptly at 6:45 pm and return to the park at the conclusion of the meeting. It is important to contact Linh or Chris if you plan to take this transportation. In addition, if you are unable to attend this meeting on October 3rd please contact Brian Grasser at 408.892.8199 or Margaret Ecker Nanda at 408.355.7020 so that a time can be arranged to meet with you and answer your questions regarding the Conversion Impact Report.

Date: September 21, 2007


Margaret Ecker Nanda

Attorney at Law
475 Alberto Way
Los Gatos, CA 95032
(408) 355-7010 – phone
(408) 355-7094 – fax
margaret.nanda@infogain.com
Attorney for Applicant

**NOTICE OF PUBLIC HEARING
BY THE CITY OF MILPITAS
PLANNING COMMISSION ON THE
CONVERSION IMPACT REPORT
FOR MAIN STREET MOBILE HOME AND RV PARK**

Pursuant to Title XI, Zoning, Chapter 20, Section 7.01-1 of the Milpitas Municipal Code:

PLEASE TAKE NOTICE that on Wednesday, October 24, 2007 at 7 p.m. in the City of Milpitas, City Council Chambers located at 455 East Calaveras Blvd, Milpitas, CA 95035, the City of Milpitas Planning Commission will hold a public hearing regarding the approval of the Conversion Impact Report for Main Street Mobile Home and RV Park.

If you would like to attend the hearing and need transportation to the hearing, please contact please contact **Linh Inokuchi and Chris Budwine of Overland Pacific & Cutler at (510) 638-3081** and transportation from Main Street Mobile Home and RV Park to and from the Council chambers will be provided.

Date: September 21, 2007



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margaret.nanda@infogain.com
Attorney for the Applicant
Northern California I 2005, L.P.,
A Texas Limited Partnership

Appendix 3

**List of Mobile Home Parks with RV Spaces within 200 miles of
Milpitas**

Park Name	Address	Phone Number	Open Space	Space Rent	Age of RV they will Accept	Criteria For Acceptance	Notes
Trinity County							
Atwood TP	Morgan Hill Rd, Hayfork, Ca 96041	(530)628-5901					1st call 7/5 2nd call 7/6
Frankis Trinity River RV & MHP	300 Riverview Rd, Douglas City, Ca 96024	(530)623-6640					1st call 7/5 2nd call 7/6
Indian Creek	HWY 289 P O Box 8, Douglas City Ca 96024	(530) 623-6332					1st call 7/5 2nd call 7/6
Kingsbury MHP	Kingsbury/Pipe, Hayfork, Ca 96041	(530)628-5722					1st call 7/5 2nd call 7/6
Lakeview Terrace Resort	HC-RT-Box 250, Lewiston, Ca 96052	(530)778-3803	no				disconnected
Lazy Double B Park	HWY 289 S mt E of willow creek, Saylor, Ca	(530)628-2156					1st call 7/5 2nd call 7/6
Lewiston Valley RV Park	4789 Trinity Dam Blvd, Lewiston, Ca 96052	(530)623-3668					1st call 7/5 2nd call 7/6
Maid River RV Park	2515 HWY 96, Maid River, Ca 95522	(707)514-6226	yes	285.00 monthly	10 yrs or younger	one reference	peets- yes
Old Lewiston Bridge RV Resort	Ruht Creek Rd below O.L. Bridge Trinity County	(530)778-3894					1st call 7/5 2nd call 7/6
Pine Cove RV Park	9435 Trinity Dam Blvd spft1, Lewiston, Ca	(530)778-3838					peets- yes
Pinerwood Cove Inc	45110 HWY 3, Trinity Center, Ca 96091	(530)268-2201	no			application	peets- No
River Oaks Resort TP	Deerwood Rd, Trinity Dam Blvd, Lewiston, Ca	(530)778-80220	yes	320.00 monthly	10yrs or younger		wrong number
Ruht MP	18010 Maid River Rd, Ruht, Ca 95528	(707) 574-6251					peets- yes
Sidney Gulch RV Park	Thruen SV HWY 289 west, weaverville, Ca	(530)623-6621	yes	300.00 + Util	10 years or younger	no application or credit check	peets- yes
Trinity Adventure Park	31030 HWY 289W, Junction City, Ca 96048	(530)623-3964					1st call 7/5 2nd call 7/6
Trinity Alps Moon River RV & MH Park	River Rd 1/4 M SW HWY 289, Douglas City, CA	(530)623-2220					wrong number
Trinity Island Resort LLC	237 Bridge Rd, Douglas City, Ca 96024	(530)623-5798					fax machine
Alpine County							
Garrison River Resort	12389 St Rt 89 2 1/2 MI S of HWY 89	(530)984-2229	Yes late July	495.00 monthly	no limit good condition	no application	peets- yes
Hope Valley Resort	14655 HWY 88, Markleville, Ca 96120	(530)984-2949					wrong number
	Markleville, Ca 96120						
Santa Clara County							
Casa De Fula Travel Park	10031 Pacheco Pass HWY, Hollister, Ca 95023	(408)637-7775					# not in service
Colonial Mobile Manor	3300 Navez Ave, San Jose, Ca 85196	(408)269-4404	no				peets- yes
Coyote Valley Resort	9750 Monterey Rd, Morgan Hill, Ca 95037	(408)463-8400	yes		10 yrs		1st call 7/3 2nd call 7/5
FootHills Motelodge	655 S 34th St, San Jose, Ca 95116	(408)251-3655					1st call 7/3 2nd call 7/5
Garden City TP	1302 Old Oakland Rd, San Jose, Ca 95112	(408)288-9481	no		10 years or younger		1st call 7/3 2nd call 7/6
Garlic Farm Annex RV Park	5670 Garlic Farm Way, Gilroy, Ca 95020	(408)851-7650				application	fee for peets
Maple Leaf RV Park	15200 Monterey Rd, Morgan Hill, Ca 95037	(408)776-1818	yes	700.00 monthly	1984 or newer		not in service
Moffet Trailer Village	709 Borrtega, Sunnyvale Ca 94087	(650)252-3573				application	membership only
Morgan Hill Preserve	12895 UVAS Rd, Morgan Hill, Ca 95037	(408)779-6396					fee for peets
Oak Dell RV Park	12790 Watsonville Rd, Morgan Hill, Ca 95037	(408)779-7779	yes	625.00 monthly	10 yrs	application	peets- yes
Saratoga Springs	22301 Big Basin Way, Saratoga, Ca 95070	(408)857-3016	avail in 3 wks	695.00 monthly	1990 or newer	contract	1st call 7/3 2nd call 7/5
Trailer Terrace	3010 Monterey HWY, San Jose, Ca 95111	(408)842-3758					1st call 7/3 2nd call 7/5
Twin Palms Motel	8305 Monterey St, Gilroy, Ca 95020	(408)842-3758					1st call 7/3 2nd call 7/5
UVAS Pines RV Park	13210 UVAS Rd Morgan Hill, Ca 95037	(408)779-3417					1st call 7/3 2nd call 7/5

Western TP	2724 Monterey Hwy, San Jose, Ca 95111	(408)277-8473	2 spaces	490.00 monthly	no limit		
Glenn County							
Butte City Hunting Club Inc.	1559 County Rd Z, Butte City, Ca 95920	(530)982-2037					disconnected
Old Orchard Park	4490 County Rd H.H. Orchard, Ca 95983	(530)965-5335	Yes	325.00 monthly	1985 or newer	meet w/ wife	small pets ok
Orland MHP	4295 Rd 99 west, Orland, Ca 95963	(530)965-2402					1st call 7/5 2nd call 7/6
River Glen	2470 HWY 45, Glenn, Ca 95943	(530)934-3629	no				seniors only 55yrs+
Shady Oaks	4592 County Rd 99 west, Orland, Ca 95983	(530)965-3588					Number no good
Willow Glen MHP	6195 HWY 182 west, Willow, Ca 95985	(530)934-3193	Yes	340.00 monthly	1995 or newer	credit check \$30 per person	
Humboldt County							
Arctia Trailer Ct	1000-7th St, Arctia, Ca 95521	(707)822-2777					wrong number
Azalea Glen	3983 Parkside Point Dr, Trinidad, Ca 95570	(707)677-3058	avail labor day	390.00 monthly	1990 or newer	application	no cats
Banbow Valley RV Park	7000 Banbow Dr, Garberville, Ca 95542	(707)923-2777					1st call 7/5 2nd call 7/6
Bluff Creek Resort	Whetstone Rt 5 MI NE, Hoop, Ca 95546	(707)445-3850	waiting list	875.00 monthly	10 yrs	Private Club / Referrals Only	dog friendly
Chezem RV Park	215 Chezem Trail, Redwood Creek, Ca 95525	(707)923-2555	no	395.00 monthly			small pets ok
Dean Creek Resort	4112 Redwood Dr, Redway, Ca 95560	(707)923-2555	Yes	380.00 monthly	10yrs	application/credit check \$30 per person	
EZ Landing RV Park/Marina	HWY 299 Willow Creek, Ca 95573	(530)629-3307					1st call 7/5 2nd call 7/6
Fair Oaks Trailer Ct	HWY 299 Willow Creek, Ca 95573	(707)725-3041	no	300.00 monthly			no pets
Fortuna Trailer Village	385 Fortuna Blvd, Fortuna, Ca 95540	(530)629-2701	Yes	195.00 monthly	1985 or newer	credit check \$30 per adult	1 pet ok if spayed
Gambel Hills	4628 HWY 299, Willow Creek, Ca 95503	(707)677-3775	Yes	290.00 monthly	10yrs or newer	application	pets ok
Hidden Creek RV Park	199 N Weatherman Dr, Trinidad, Ca 95570	(707)442-2284	not unit Sept	350.00 monthly	1995 or newer		small pets only
Johnny's RV Park	1821 Bulmer Dr, Eureka, Ca 95503	(707)986-7363					1st call 7/5 2nd call 7/6
Kalina Equestrian TR Station	1451 W Rancho Ln, Redway, Ca 95589	(530)627-3239	Yes	390.00 monthly	1990 or newer	cash and check payments only	pets- Yes
Knight's Park	3789 HWY 96, Orleans, Ca 95556	(530)629-2326	no				
Mad River RV Park	3501 James Rd, Arctia, Ca 95521	(707)822-7275	no				
Midway RV Park	51 Midway Dr, Trinidad, Ca 95570	(707)677-3934	Yes	310.00 monthly	10 yrs	application	1 dog or 2 cats
Old 299 RV Park	1185 Chezem Rd, Blue Lake, Ca 95525	(707)442-8826	waiting list	750.00 monthly	no limit		small pets only
Riverdale Park	3729 HWY 96, Willow Creek, Ca 95573	(530)629-2624					wrong number
Riverwalk RV Park	2189 Riverwalk Dr, Fortuna, Ca 95540	(707)725-3359					discount w/AAA
Sandpaper Park	115 G St, Arctia, Ca 95501	(707)839-2877	Yes very limited	259.05 weekly	10yrs		# disconnected
Shorline RV Park	2600 6th Ave, Eureka, Ca 95501	(707)445-3001				UNDER CONSTRUCTION	
Sounds of the Sea	3443 Parkside Point Dr, Trinidad, Ca 95570	(707)677-3271	Yes	??	10 yrs	application	pets ok
Stafford RV Park	3885 North Rd, Scotia, Ca 95565	(707)764-3416	no	350.00 monthly	1982 or newer	no application	150.00 cleaning deposit
The Pines	P.O. Box 309, HWY 96, Orleans, Ca 95556	(530)627-3425	Yes	??			1st call 7/5 2nd call 7/6
The Shivshamoen Co,	1500 Red Cap Rd, Orleans, Ca 95556	(707)923-2555					# disconnected
The Willows	6521 Ave of the Glens, Miranda, Ca 95553	(707)444-2659				application	small pets only
Topper Trailer Ct	1941 3rd St, Eureka, Ca 95501	(707)442-1959	no				1st call 7/5 2nd call 7/6
West Wind Trailer Park	888 Main St, Leta, Ca 95551	(707)445-3850					1st call 7/5 2nd call 7/6
Widow White Creek RV Park	1085 Murry Rd, Madneyville, Ca 95521	(707)839-1137					

R Place	248 Goodyear Creek Rd, Goodyear Bar, Ca 95944	(905)268-0713							Wrong number 1st call 7/10 2nd call 7/11
Sierra Skies RV Park	P.O. Box 234, HWY 49, Sierra City, Ca 96126	(530)862-1166							Wrong number 1st call 7/11 2nd call 7/12
Sierraville TP	P.O. Box 38 HWY 49, Sierraville, Ca 96128	(530)462-9041							# disconnected
Webber Lake Ranch	HWY 88/Flowerwood Rd, Sierraville, Ca 96128	(530)994-3205							
Butte County									
A/A Pear Grove MHP	1197 E 8th St, Chico, Ca 95928	(530)343-6633							1st call 7/11 2nd call 7/12
Acres of Paradise MHP	6280 Peritz Rd, Paradise, Ca 95969	(530)877-5698						application	1st call 7/11 2nd call 7/12 * Seniors Only*
Almond Grove MHP	567 E Lassen Ave, Chico, Ca, 95926	(530)342-6056	1 small space	345.67/monthly		good condition			
Almond Tree RV Park	3124 Esplanade, Chico, Ca 95973	(530)989-1271	no						
Barnhill Inn	7438 Humboldt Rd, Butte Meadows, Ca 95942	(530)873-4125	no	300.00/monthly		10yrs			1st call 7/11 2nd call 7/12
Butte View MHP	1408 HWY 99 Gridley, Ca 95948	(530)846-4873				10 yrs			
Dingerville USA	5413 Pacific Heights Rd, Oroville, Ca, 95965	(530)533-9343	no						
Falling Rock RV Park	3454 HWY 70, Oroville, Ca 95965	(530)533-9070	no			10 yrs			1st call 7/11 2nd call 7/12
Feather West Travel TP	3922 Peritz Rd, Paradise, Ca 95969	(530)877-9866	no						
Fern Hunting Club	7955 Pinhall Ln, Durham, Ca, 95934	(530)343-9108							
Idlewild MH Estates	5593 Sawmill Rd, Paradise, Ca 95969	(530)877-6828							
Lindo Motel Apps	113 W Lindo Ave, Chico, Ca 95928	(530)342-4009							# disconnected
McGrath's Fishing/Divers Supply RV Park	751 Oro Dam Blvd West, Oroville, Ca 95965	(530)533-8564	no	325.00/monthly		good condition		application	
Mount Vista MHP	3864 Olive HWY, Oroville, Ca 95965	(530)534-1133	no			1992 or newer		application	1st call 7/11 2nd call 7/12 Wrong number
Mountain View Mobile Acres	3156 Esplanade, Chico, Ca 95926	(530)342-2899	yes	495.00/monthly					Wrong number
O' Gridley TP	260 Ohio St, Gridley, Ca 95948	(530)846-0635							
Oro Lake MHP	3425 Orange St, Oroville, Ca 95948	(530)533-2833							
Paradise TP	6154 Lucky John Rd, Paradise, Ca 95969	(530)877-6015	yes	235.00/monthly		good condition		application	
Paramount TP	2328 Esplanade, Chico, Ca 95926	(530)342-3855	no	175.00 monthly		good condition		rental agreement	* Seniors Only*
Peaceful Pines	5528 Forbestown Rd, Forbestown, Ca 95941	(530)877-0877	yes	325.00/monthly		30 yrs or newer		application	1st call 7/11 2nd call 7/12 * Seniors Only*
Pine Ridge Park	5084 Peritz Rd, Paradise, Ca 95969	(530)877-4351	yes						# disconnected
Pincrest MHP	5436 Clarke Rd, Paradise, Ca 95969	(530)877-4254	no						
Ponderosa Mobile Estates	8656 Peritz Rd, Paradise, Ca 95969	(530)877-4254	no						
Ranch O Villa	1170 HWY 99, Gridley, Ca 95948	(530)354-2225							
River Reflections	4390 Pacific Heights Rd, Oroville, Ca 95965	(530)533-1995	yes	540.00/monthly		1990 or newer			
Scotty's TP	1228 River Rd, Chico, Ca 95973	(707)487-7031	no						number blocked
Skyway Villa MHP	7728 Skyway, Paradise, Ca 95969	(530)877-1350							
The Outpost	7589 Humboldt Rd, Butte Meadows, Ca 95942	(530)873-3050	no	300.00/monthly		good condition			
San Benito County									
Baraboi RV Resort	9664 Baraboi Rd, San Juan Bautista, Ca	(408)623-2202							Wrong number
Mc Alpine Lake & Park	900 Azar Rd, San Juan Bautista, Ca 95945	(408)623-4263							1st call 7/11 2nd call 7/12 Wrong number
Mission Farm RV Park	400 San Juan Holister Rd, San Juan Bautista, Ca, (408)823-4284	(831)726-8118							
Monterey Vacation Park	1400 HWY 101, Avonlea, Ca 95004	(831)726-8118	yes	520.00/monthly		10 yrs		application	# disconnected
Pichaco Trading Post/Saloon	22810 Coalinda Hernandez Rd, Coalinda, Ca	(209)745-0374							

Pinnacles National Monument	2400 HWY 146, Patches, Ca 95043	(831)389-4462	yes	275.00/monthly	10 yrs		1st call 7/11 2nd call 7/12 wrong number
River Oaks Park	2290 Chilternden Rd, San Juan Bautista, Ca	(408)726-3114					
Thousand Trails San Benito	16225 Chenega Rd, Patches, Ca 95043	(408)389-4477					
Lassen County							
Bieber MHP	304 2nd St, Bieber, Ca 96009	(530)294-5594					1st call 7/11 2nd call 7/12
Days End RV Park	718 795 US, Highway 395, Starbuck, Ca 96128	(530)254-1094	no				
Eagle Lake RV Park	825 2113 Palmato Way, Susanville, Ca 96130	(530)825-3133	yes	950.00/monthly	good condition		# Disconnected # disconnected wrong number
Hellong MHP	740 990 Arroyo Dr, Hellong, Ca 96113	(530)827-3111					
Honey Lake Ranch	717 Bidchenstiff Rd, Jamsville, Ca 96114	(702)826-9450					
Lassen Pines	548 335 Old Highway Rd, McArthur, Ca 96056	(805)268-0713					
Mariners Resort	509 725 Stevens Rd, Susanville, Ca 96130	(530)825-3333	yes	595.00/monthly	good condition		1st call 7/11 2nd call 7/12
Millford County Store/TP	HWY 996, Millford, Ca 96121	(530)253-2290					1st call 7/11 2nd call 7/12
Pine View MHP	2000 Palate Ln, Susanville, Ca 96130	(530)257-4971					
Windbreak TP 2	HWY 99/Riverview Dr, Doyle, Ca 96109	(530)827-2676	yes	300.00/monthly	10 yrs		
Nevada County							
Coachland RV Park	10500 HWY 89 North, Truckee, Ca 96161	(530)587-3071					1st call 7/11 2nd call 7/12
Donlic RV Park	General Delivery, Truckee, Ca 96160	(530)587-3236					1st call 7/11 2nd call 7/12
Harmony Ridge Resort	10492 Harmony Ridge Rd, Nevada City, Ca	(530)265-9313	no				members only wrong number
Pine Rock Park	251 Willow Valley Rd, Nevada City, Ca 95959	(530)265-5403					1st call 7/11 2nd call 7/12
Rough/Ready TP	14533 HWY 20, Rough and Ready, Ca 95975	(530)273-3057					
Village Green MP	11070 HWY 297, Truckee, Ca 96161	(530)587-3326	no	505.00/monthly	10 yrs	credit check	
Sonoma County							
Acacia Grove MP	18629 Sonoma Hwy, Sonoma, Ca 95476	(707)866-6313					# disconnected
Bodega Bay RV Park	2000 HWY 1, Bodega Bay, Cas 94923	(707)875-3701	no				1st call 7/12 2nd call 7/13
Bridgethaven Park	9955 HWY, Jenner, Ca 95450	(707)447-1139					
Brookside Mobile Manor	18715 Sonoma Hwy, Sonoma, Ca 95476	(707)996-8611	yes	\$585 monthly			SENIORS ONLY
Burkes Mirabel Park	8600 River Rd, Forestville, Ca 95456	(707)887-1222	NO				
Cloverdale MHP RV Park	127 Railroad, Cloverdale, Ca 95425	(999)897-2805					# not in service
Deer Park Woods Resort	14755 Armstrong Woods Rd, Guerneville, Ca	(707)869-0144					1st call 7/12 2nd call 7/13
Dutcher Creek Village	250 Theresa Dr, Cloverdale, Ca 95425	(707)894-4829					wrong number
El Crystal	3280 Santa Rosa Ave, Santa Rosa, Ca 95403	(707)526-7290					wrong number
Lancelot MHP	2965 Santa Rosa Ave D-4, Santa Rosa, Ca	(707)542-7344					1st call 7/12 2nd call 7/13
Little Big Horn Trailer Haven	16471 Rio Nido Rd, Guerneville, Ca 95446	(707)869-3049					wrong number
Mill Street RV Park	14241 Mill St, Guerneville, Ca 95446	(707)869-0871					1st call 7/12 2nd call 7/13
Mirabel TP	7800 River Rd, Forestville, Ca 95456	(707)887-2383	yes	105.00 weekly	good condition	application	# disconnected
Mobile Home Estates	5761 Old Redwood Highway North, Santa Rosa	(707)576-0377	yes	550.00/monthly	1990 or newer		\$200 deposit
North Star TP	3200 Santa Rosa Ave, Santa Rosa, Ca 95407	(707)545-0982					1st call 7/12 2nd call 7/13

Odd Fellows Recreation Club	13350 Riverside Dr, Guerneville, Ca 95446	(707)887-7096					Phyllis Club 1st call 7/12 2nd call 7/13
Parkers Resort	18220 Neeley Rd, Guerneville Ca 95446	(707)869-1894					# disconnected 1st call 7/12 2nd call 7/13
Parringrove MHP	8079 Redwood Hwy, Perrin Grove, Ca 94951	(707)795-8593					1st call 7/12 2nd call 7/13
Porto Bodoga Marina & RV Park	3550 Santa Rosa Ave, Santa Rosa, Ca 95407	(707)573-9592					1st call 7/12 2nd call 7/13
Redwood Grove Park	1500 Bay Flat Rd, Bodoga Bay, Ca 94923	(707)869-3870					1st call 7/12 2nd call 7/13
Redwood TP	15740 Neeley Rd, Guerneville, Ca 95446	(707)869-3870					1st call 7/12 2nd call 7/13
Reins Sandy Beach	1570 Santa Rosa Ave, Santa Rosa Ca 95404	(707)545-0474	yes	400.00/monthly	good condition	\$27 screening fee	
Rosa Vista Trailer CT	22900 Sivan Way, Monte Rio, Ca 95451	(707)865-2102	yes	625.00/monthly	10 yrs	application	
Roseland MHP	1866 Santa Rosa Ave, Santa Rosa, Ca 95407	(707)544-6977	no				waiting list 1st call 7/12 2nd call 7/13
Royal Mobile Manor	1355 Sebastopol Rd, Santa Rosa, Ca 95401	(707)575-3234	no				wrong # 1st call 7/12 2nd call 7/13
Russian River TP	6555 Oak Redwood Hwy, Windsor, Ca 95492	(707)546-6713					1st call 7/12 2nd call 7/13
Sonoma Grove	10 Haskelburg Ave, Haskelburg, Ca 95446	(707)431-8960					1st call 7/12 2nd call 7/13
Stonagate MHP	7450 Chetwood Rd, Rehner Park, Ca 94928	(707)935-9333					1st call 7/12 2nd call 7/13
Sunset TP	840 Airport Blvd, Santa Rosa, Ca 95403	(707)545-9008	no				1st call 7/12 2nd call 7/13
Sweet Reunion Inn/Resort	2863 Santa Rosa Ave D-4, Santa Rosa, Ca 95404	(707)542-7344	no				wrong number 1st call 7/12 2nd call 7/13
Sycamore CT	16124 Drake R, Guerneville, Ca 95446	(707)896-1946					
Timber Cove Boat Landing	14150 Coast St, Guerneville, Ca 95446	(707)869-1894	no				
Village TP	21350 Coast Hwy 1, Jenner, Ca 95450	(707)847-3278	yes	\$550 monthly	10yrs		
Western MHP	1975 Santa Rosa Ave, Santa Rosa, Ca 95404	(707)823-6348	no				1st call 7/12 2nd call 7/13
Windsor RV Park	3309 Santa Rosa Ave, Santa Rosa, Ca 95404	(707)575-9063	yes	\$700 monthly	10yrs		
Windsorland	8225 Conde Ln, Windsor, Ca 95492	(707)838-4195	no				
	9290 Redwood Hwy, Windsor, Ca 95492	(707)838-4882	no				
Mariposa County							
Caultierville RV Park	5009 Broadway, Caultierville, Ca 95311	(209)878-3988					1st call 7/23 2nd call 7/24
Golden Hills MH/RV Park	10285 Piney Creek Rd, Caultierville, Ca 95311	(209)852-9101	no				wrong number 1st call 7/23 2nd call 7/24
Indian Flat RV Park	5 MI. South of El Portal on HWY 140	(209)379-2339					
Oak MHP	3131 HWY 140, Cathays Valley, Ca 95306	(209)866-4774					1st call 7/23 2nd call 7/24
Porta Yosemite MHP	2679 HWY 140, Cathays Valley, Ca 95306	(209)374-3461	yes	\$300 monthly	good condition		fax machine # 1st call 7/23 2nd call 7/24
Yosemite Gold Country Motel/RV Park	10407 HWY 49, Caultierville, Ca 95311	(209)878-3400	no				1st call 7/23 2nd call 7/24
Yosemite MHP	6192 HWY 49 north, Mariposa, Ca 95338	(209)966-3455					
Yosemite Westlake	6554 Greenly Hill Rd, Greenly Hill, Ca 95311	(209)878-3847					
Calaveras County							
Angels MHP	303 N Baker, Angels Camp, Ca 95221	(209)736-4900	yes	\$404 monthly	good condition	application	
Gold Strike Village	1925 Gold Strike Rd, San Andreas, Ca 95249	(209)754-3180	no				wrong number 1st call 7/23 2nd call 7/24
Merced Outboard	Tullock Lake Squirrelhill Ln, Coppenopolis, Ca 95224	(209)984-3059					1st call 7/23 2nd call 7/24
Saltati MHP	4482 Moran Rd, Aveny, Ca 95224	(209)785-6378					1st call 7/23 2nd call 7/24
Silver Mountain Park	Railroad Flat Rd, Wilseyville, Ca 95367	(209)283-7508				application	
Tanwood MHP	3950 HWY 4, Aveny, Ca 95224	(209)785-1177	yes				

Kings County									
Kings Mobile Lodge	614 Ole Ave, Corcoran Ca 92312	(559)992-4104	yes	\$240 monthly	good condition	application			
Travelers RV Park	33000 Cyril Place, Kettleman City, Ca 93226	(559)386-0585	no						
Sacramento County									
Elvert Oaks MHP	4636 Paik St, N Highlands, Ca 95660	(916)344-6019	yes	\$410 monthly	1987 or newer	credit check & application			
Acom MHP	5600 Railroad Blvd, Sacramento, Ca 95624	(916)456-0931							wrong #
American TP	14291 Railroad Ave, Walnut Grove, Ca 95690	(916)776-1701							wrong #
Aspen Grove MH & RV Community	10299 Mc Cracken Dr, Rancho Cordova, Ca 95628	(916)369-1822							# disconnected
Bamboo Tree MHP	8545 Folsom Blvd, Sacramento, Ca 95828	(916)383-5303	yes	\$400 monthly	1999 or newer	credit check and application			1st call 7/23 2nd call 7/24
Caravan Village MHP	3500 Auburn Blvd, Sacramento, Ca 95821	(916)483-9477	yes	\$325 monthly	good condition				senior park
Country Square Mobilodge	5720 Oak Hill Dr, Sacramento, Ca 95841	(209)745-2989	no						campground only
Country Villa MHP	609 Phigale Ave, Galt, Ca 95632	(209)777-5577							
Delta Bay RV Resort	922 W Brannan Island Rd, Ileton, Ca 95641	(916)777-6577	no						
Delta Shores Resort & Marina	601 Brannan Island Rd, Ileton, Ca 95641	(916)777-6583	no						
Duck Island RV Park	16814 HWY 160, Rio Vista, Ca 94571	(916)777-4246							wrong #
Edgewater MHP	4222 Lella Dr, Rio Vista, Ca 94571	(209)989-5333							# disconnected
Galt Mobile Estates	620 N Lincoln Wy, Galt, Ca 95632	(916)777-6575							1st call 7/23 2nd call 7/24
Happy Harbor & Marina	731 W Brannan Island Rd, Ileton, Ca 95641	(916)777-6575	yes	\$410 monthly	10yrs				
Ideal Trailer Village	5000 Auburn Blvd, Sacramento, Ca 95841	(916)332-0908	no						
KO Kai Resort	14174 ISLETON Rd, ISLETON, Ca 95641	(916)776-1488	no						
Kortis Pirates Lair Marina	169 W Brannan Island Rd, Ileton, Ca 95641	(916)777-6464	no						
Laguna Del Sol	6663 Ramblde Ln, Wilton, Ca 95693	(916)687-6550	no						wrong #
Laguna Village RV Park	6686 Stockton Blvd, Elk Grove, Ca 96758	(916)989-0417							membership only
Lighthouse Resort & Marina	151 Brannan Island Rd, Ileton, Ca 95641	(916)777-5901	yes	\$377 monthly		\$25 credit check & application			wrong #
McClellan MHP	5060 Roseville Rd, N Highlands, Ca 95660	(916)332-0812							1st call 7/23 2nd call 7/24
Plantation MHP	7440 Stockton Blvd, Sacramento, Ca 95815	(888)299-1171							wrong #
Rancho Marina	396 Brannan Isle Rd, Ileton, Ca 95641	(916)777-6135	no						1st call 7/23 2nd call 7/24
Rio Viento	4460 W Sherman Island Levee Rd, Rio Vista, Ca 94571	(925)706-7887							1st call 7/23 2nd call 7/24
Rivers Edge Marina & Resort	1160 W Brannan Island Rd, Ileton, Ca 95641	(916)777-6172							1st call 7/23 2nd call 7/24
San Andreas Landing RV Park	677 Brannan Island Rd, Ileton, Ca 95641	(916)777-6996	yes	\$335 monthly	good condition				1st call 7/23 2nd call 7/24
Southside Apts & RV Park, LLC	5820 Stockton Blvd, Sacramento, Ca 95824	(916)934-1399	yes	\$335 monthly	good condition				# disconnected
Spot Resort	16812 HWY 160, Rio Vista, Ca 94571	(916)777-5228	yes	\$450 monthly	good condition	application			
Sullivan MHP	3888 Sullivan Park Cr, Sacramento, Ca 95824	(916)382-2820	no						wrong #
Sunshine MHP	6132 Main Ave, Orangevale, Ca 95662	(916)988-7211	no						
TownCountry TP	3700 Morse Ave, Sacramento, Ca 95821	(916)487-7464	yes	\$340 monthly	1992 or newer	credit check and application			seniors only
Tradewinds MHP	2640 Auburn Blvd, Sacramento, Ca 95821	(916)485-1806	no						1st call 7/23 2nd call 7/24
Tunnel TP	14370 HWY 160, Walnut Grove, Ca 95690	(916)776-1856	no						
Vickers CT	3030 Auburn Blvd, Sacramento, Ca 95821	(916)489-6955	no						
Visitas Resort Inc	15476 HWY160, Ileton, Ca 95641	(916)777-6661	no						

Village MHP	3330 Auburn Blvd, Sacramento, Ca 95821	(916)483-1488						1st call 7/23 2nd call 7/24
Santa Barbara County								
Capriateria Camper Park	4096 N Via Real, Capriateria, Ca 93013	(805)684-2011						wrong #
El Capitan Ranch Park	11560 Calle Real, Goleta, Ca 93117	(805)684-1682	no					seniors only
Flying Flags Travel Park	180 Ave of the Flags, Buellton, Ca 93427	(805)963-1971						wrong #
Missile Village MHP	615 North O St, Lompoc, Ca 93438	(805)736-1011	no					seniors only
Rivergrove TP	80 Zaca St, Buellton, Ca 93427	(805)928-3248						wrong #
Santa Barbara Green	1200 Puma Gorda, Santa Barbara, Ca 93103	(805)569-0048						wrong #
Santa Barbara RV Park	516 S Salinas St, Santa Barbara, Ca 93103	(805)922-5337						1st call 7/24 2nd call 7/25
Santa Maria RV Park	1335 N Broadway, Santa Maria, Ca 93454	(805)922-4489						
Plumas County								
Big Cove Resort	442 Peninsula Dr, Lake Almanor, Ca 96137	(530)596-3349	no					
Big Springs RV Park	2655 Big Springs Rd, Lake Almanor, Ca 96137	(530)596-3390						1st call 7/11 2nd call 7/12
Caribou Crossroads	16242 HWY 70 Belden, Ca 95916	(530)283-1384						1st call 7/11 2nd call 7/12
Carlson TJ MHP	325 3rd St, Chester, Ca 96020	(530)258-3125						# disconnected
Cedar Lodge	HWY 36 Chester, Ca 96020	(530)258-2904	yes	\$250 monthly	good condition	application		available in Aug
Charmont Mobile Village LLC	1956 Charmont Way, E Quincy, Ca 95971	(530)283-3243						** CLOSED **
Charmont Trailer Village	333 Chessent St, Quincy, Ca 95971	(530)283-0317						1st call 7/11 2nd call 7/12
Clio's Rivers Edge RV Park	3754 HWY 89 at Clio, Clio, Ca 96106	(530)836-2375	yes	\$495 monthly		application		1st call 7/11 2nd call 7/12
Evergreen Motel TP	39300 HWY 70, Quincy, Ca 96071	(530)283-1765						1st call 7/11 2nd call 7/12
Feather River RV/MHP	71326 HWY 70, Portola, Ca 96122	(530)836-2183	no					# disconnected
Forest Park	28689 HWY 88, Canyon Dam, Ca 95923	(530)284-7613						1st call 7/11 2nd call 7/12
Ferndale Dam TP	94248 HWY 70, Chilcoot, Ca 96105	(530)993-1738						1st call 7/11 2nd call 7/12
Golden Coach Trailer	59704 HWY 70, Cromberg, Ca 96103	(530)836-2426	yes	\$375 monthly				1st call 7/11 2nd call 7/12
J/D Trailer Ranch	82400 HWY 70, Vineta, Ca 96135	(530)993-4666						wrong #
Lake Almanor Resort	2708 Big Springs Rd, Lake Almanor, Ca 96137	(530)596-3337	yes	\$504 monthly	good condition			available in Sept...
Lake Cove Resort/Marina	3594 HWY 147, Canyon Dam, Ca 95923	(530)284-7697	yes	\$900 monthly	good condition	credit card		# disconnected
Lake Haven Resort	7329 HWY 147 East Shore, Westwood, Ca 96091	(530)596-3249						
Lakeshore Resort	11000 Bucks Lake Rd, Meadow Valley, Ca 95971	(530)283-8900						
Leisure TP	Feather River Dr HWY 36, Chester, Ca 96020	(530)258-2302	no					1st call 7/11 2nd call 7/12
Little Bear RV Park	102 Little Bear Rd, Buhlertown, Ca 96103	(530)836-2774	no					wrong #
Little Indian Creek Resort	14133 HWY 70 2 miles W of Belden, Belden, Ca 96137	(530)284-6778						wrong #
Little Norway Resort	432 Peninsula Dr, Lake Almanor, Ca 96137	(530)596-8225						wrong #
Marinus RV Park	443 Martin Way/HWY 36, Chester, Ca 96020	(530)258-3000						wrong #
Movin West RV Park	905 Johnsville Rd, Grassdale, Ca 96103	(530)836-2614	no					wrong #
Paul Bunyan Resort	443 Peninsula Dr, Lake Almanor, Ca 96137	(530)596-4600						
Pine Oak RV Park	5832 Gill Ranch Rd, Cromberg, Ca 96103	(530)836-0205	no					
Plumas Pines Resort	3000 Almanor Dr, West, Canyon Dam, Ca 95923	(530)256-4343	no					
Ponderosa RV Park	408 Ponderosa Dr, Lake Almanor, Ca 96137	(530)265-5859						1st call 7/11 2nd call 7/12

River Ranch RV Park	42331 HWY 70, Quincy, Ca 95971	(530)283-1908	yes		10 yrs		avail in August
Round Valley Lake Resort	2510 County Rd 204, Greenville, Ca 95947	(530)284-7978					1st call 7/11 2nd call 7/12
Sierra Springs Trailer Resort	70099 HWY 70, Portola, Ca 96122	(530)836-2747	yes	\$380 monthly	10 yrs		
Stella Valley RV Park	81247 HWY 70, Beckwourth, Ca 96129	(530)832-1124	yes	\$225 monthly	10 yrs	application	
Sleepy Hollow RV Park	3420 Grizzly Creek Rd, Portola, Ca 96122	(530)832-1077	no				
Sunrise River Park	20 Bardonia Ave, Portola, Ca 96122	(530)832-5442					WRONG #
T/W RV Park	739 E Sierra St, Portola, Ca 91622	(530)832-4714					1st call 7/11 2nd call 7/12
The Pines RV Park	409 Ponderosa Dr, Lake Almanor, Ca 96137	(530)258-2319	no				
Trail West MH-P	73361 HWY 70 West, Portola, Ca 96122	(530)832-5074	no				
Vegabond Resort	Lake Almanor, Westwood, Ca 96137	(530)596-3240					1st call 7/11 2nd call 7/12
Lake County							
Andy's Landing	150 Short St, Clearlake Oaks, Ca 95423	(707)998-2170					# disconnected
Anthony's RV Park	2301 Beach Ln, Lakeport, Ca 95453	(707)263-4805					1st call 7/11 2nd call 7/12
Aztec River Grove RV Park	16150 Tibh A Tang Rd, Lower Park, Ca 95457	(707)994-4377					1st call 7/11 2nd call 7/12
Balbo's on the Lake	3829 E HWY 20, Nice, Ca 95464	(707)274-4872					# disconnected
BJ Walls	2570 Lakeshore Blvd, Nice, Ca 95464	(707)274-3315	no				1st call 7/11 2nd call 7/12
Catche Creek MH Estates	16525 Dam Rd, Clearlake, Ca 95467	(707)994-6173					
Clearlake Resort	6938 Old HWY 53, Clearlake, Ca 95422	(707)994-6267	no				
Edgewater Resort	6420 Soda Bay Rd, Kelseyville, Ca 95451	(707)279-0208	no				
Fantasy Cottages & RV Park	6720 E HWY 20, Lucerne, Ca 95468	(707)274-7715					
Glenhaven Beach Resort	5935 Old HWY 53, Clearlake, Ca 95422	(707)994-6951					# disconnected
Island Park	9625 E HWY 20, Glenhaven, Ca 95443	(707)998-3406					1st call 7/11 2nd call 7/12
Konocti Bay Resort	12940 Island Dr, Clearlake Oaks, Ca 95423	(707)998-3840	no				1st call 7/11 2nd call 7/12
Lakefront Mobile Home Park	9175 Bass Rd, Kelseyville, Ca 95451	(707)279-4972					
Lakefront Mobile Home Resort	5546 Old HWY 53, Clearlake, Ca 95422	(707)994-1194					1st call 7/11 2nd call 7/12
Lakeshore TP	5575 Old HWY 53, Clearlake, Ca 95422	(707)994-2273					# disconnected
Lakeview Haven Resort	14530 Lakeshore Dr, Clearlake, Ca 95422	(707)994-4022					Blocked #
Lakewood Park	5178 W HWY 20, Upper Lake, Ca 95465	(707)275-2105					1st call 7/11 2nd call 7/12
Loch Lomond Park	6330 Soda Bay Rd, Kelseyville, Ca 95451	(707)279-2616					1st call 7/11 2nd call 7/12
Lotwerna Village Resort	HWY 175, Cobb, Ca 95438	(707)928-5044					1st call 7/11 2nd call 7/12
Nice Holiday Harbor	14825 Clement Ave, Clearlake, Ca 95422	(707)485-7003					1st call 7/11 2nd call 7/12
North Shore Trailer Resort	3605 Lakeshore Blvd, Nice, Ca 95464	(714)274-1136	no				
Northport Trailer Resort	2345 Lakeshore Blvd, Nice, Ca 95464	(707)274-7771					# disconnected
Northwood Park	5020 Lakeshore Blvd, Lakeport, Ca 95453	(707)263-6311	yes	\$285 monthly	1990 or newer		
Oaks Waterfront Park	10890 E HWY 20, Clearlake Oaks, Ca 95423	(707)998-3389					# disconnected
Pine Grove Resort	7665 HWY 53, Clearlake, Ca 95469	(707)994-3647					1st call 7/11 2nd call 7/12
RV Spaces	15865 Badde Road, Rd P O Box 44, Cobb, Ca 95422	(707)942-5755	no				# disconnected
ShadeShore Resort	14881 Lakeshore Dr, Clearlake, Ca 95422	(707)994-3647					1st call 7/11 2nd call 7/12
Shaws Shady Acres	7805 HWY 53, Clearlake, Ca 95422	(707)994-2236	no				
The Lighthouse	6695 Old Hwy 53, Clearlake, Ca 95422	(707)985-1158					1st call 7/11 2nd call 7/12
Wigeon Bay RV Park	12037 E HWY 20, Clearlake, Ca 95423	(707)988-3940	no				Seniors Only

Yogi Bear's Jellystone Park	14117 Bottle Rock Rd, Cobb, Ca 95428	(707)928-4322	yes	\$500 monthly	1985 or newer	application	
Yorks MHP	5645 Old Hwy 53, Clearlake, Ca 95422	(707)994-2213	no				
Yuba County							
Loveys Landing	3474 Meridian Rd, Meridian, Ca, 95957	(530)996-2449	yes	\$180 weekly	1979 or newer		
Travelhome Parks	1257 Live Oak Blvd, Yuba City, Ca 95901	(530)674-8910	no				
Napa County							
Carmers Inn	4048 Sonoma Hwy, Napa, Ca 94556	(999)253-9222					
Grandview MHP	4130 Bypass East, Napa, Ca 94558	(707)224-8438	no				# disconnected
Lake Berryessa Marina Resort	5800 Konaville Rd, Napa, Ca 94558	(707)966-2161	yes	\$450 monthly			no longer than 3 mon
Markley Cove Resort	7521 Hwy 128, Napa, Ca 94558	(707)966-2134	no				1st call 7/23 2nd call 7/24
Pudis Creek Resort	7600 Konaville Rd, Napa, Ca 94558	(707)966-2116					1st call 7/23 2nd call 7/24
R Ranch at the Lake	1982 Capell Valley Rd, Napa, Ca 94558	(999)252-0140	yes	\$228 weekly	good condition	application	4 months max
Rancho Moricello Resort	6590 Konaville Rd, Napa, Ca 94558	(707)966-2188	no				
Spanish Flat Estates	1350 Pueblo Ave, Napa, Ca 94558	(707)224-8727	no				
Spanish Flat Enterprises Inc	4260 Konaville Rd, Napa, Ca 94558	(707)966-7700	no				# disconnected
Spanish Flat Mobile Villa	4312 Loop Ave, Napa, Ca 94558	(707)966-2760	no				
Steele Park Resort	Lake Berryessa, Napa, Ca 94558	(707)966-2123	no				wrong #
Valley Estates	553 Sacard Ave, Napa, Ca 94558	(707)255-9582					1st call 7/23 2nd call 7/24
Valley MHP	0136 Pueblo Ave, Napa, Ca 94558	(707)226-6532					1st call 7/23 2nd call 7/24
Vineyard Vista	341 St. Helena Hwy South, St. Helena, Ca 94574	(707)963-2252					
Vinyard Valley MHP	280 Pope St, St. Helena, Ca 94574	(707)963-2725	no				
Santa Cruz County							
Beach RV Park	2505 Portola Dr, Santa Cruz, Ca 95062	(408)462-2505					wrong #
Bell Harbor MHP	500 Giuseppe Ct, Sta 2, Santa Cruz, Ca 95062	(408)464-8829					wrong #
Clearview CT	170 W. Cliff Dr, Santa Cruz, Ca 95060	(408)287-0246					wrong #
Cottillon Gardens	300 Old Big Trees Rd, Felton, Ca 95018	(408)335-7689					# disconnected
Live Oak MHP	1256 17th Ave, Santa Cruz, Ca 95062	(408)732-7477					1st call 7/13 2nd call 7/14
Ocean View MHP	28 Windanere Ln, Aptos, Ca 95003	(408)988-6346					1st call 7/13 2nd call 7/14
Opal Cliffs MHP	890 38th Ave, Santa Cruz, Ca 95062	(408)336-5182					wrong #
Palin Terrace Estates	2711 Mar Vista Dr, Aptos, Ca 95003	(831)988-4831					# disconnected
Radwood Rest Resort	Lorenzo Ave/Grove St, Boulder Creek, Ca 95008	(408)338-3413					# disconnected
River Grove Resort	4880 Hwy 9, Felton, Ca 95018	(831)335-4511					wrong #
Santa Cruz Ranch RV Park	4556 Scotts Valley Dr, Scotts Valley, Ca 95066	(408)462-7133					wrong #
Santa Cruz Villa	1611 Branchona Dr, Santa Cruz, Ca 95060	(408)425-1945					# disconnected
Sequoia Villa	12540 Hwy 9, Boulder Creek, Ca 95006	(408)338-6586					# disconnected
Spring Lakes Park	225 M. Herron Rd, Scotts Valley, Ca 95068	(831)438-2407	no				
The Willows Resort	14505 Steison Rd, Los Gatos, Ca 95030	(408)85700115					blocked #

Sunset Villa MHP	182 O St, Lincoln, Ca 95648	(916)845-8283	yes	\$390 monthly	1980 or newer	credit eviction application	1st call 7/23 2nd call 7/24
Tahoe Vista Mobile Estates	501 National Ave, Tahoe Vista, Ca 96148	(530)546-3891					
El Dorado County							
Chris Haven Mobilhome & RV Comm.	2030 E St, Sp 35, South Lake Tahoe, A 96150	(530)541-1895					1st call 7/23 2nd call 7/24
Crestview MHP	6387 Mother Lode Dr 119, Placerville, Ca 95667	(530)822-0820	yes	\$260 monthly	10 yrs		members only
Ghost Mountain	5590 Badger Hill Rd, Pollock Pines, Ca 95728	(530)544-5476	no				1st call 7/23 2nd call 7/24
Gold Beach Park	8201 HWY 49, El dorado, Ca 95823	(530)820-6905					# disconnected
Mountain View Mobile Manor	3020 Newkirk Rd, Placerville, Ca 95613	(530)542-9838					1st call 7/23 2nd call 7/24
Naco Ponderosa Resort	7281 HWY 49, Colusa, Ca 95691	(530)542-5830					1st call 7/23 2nd call 7/24
Old Stages MHP	861 Emerald Bay Rd, South Lake Tahoe, Ca	(530)541-1895					1st call 7/23 2nd call 7/24
Skyark MHP	981 Lord St, South Lake Tahoe, Ca 96150	(530)542-1111					1st call 7/23 2nd call 7/24
Trailer Towne MHP	2214 Barton Ave 20, South Lake Tahoe, Ca 95610	(530)541-7090					
Merlin County							
Golden Gate Trailer Park	2000 Redwood HWY, Larkspur, Ca 94904	(415)924-0683					1st call 7/23 2nd call 7/24
Sutter County							
Lovelys Landing	3474 Mendham Rd, Mendham, Ca 95887	(530)896-2449					1st call 7/23 2nd call 7/24
Travelhome Park	1257 Live Oak Blvd, Yuba City, Ca 95901	(530)874-8910	no				
Soldano County							
Alamo MHP	1485 Alamo Dr, Vacaville, Ca 95687	(707)448-4616					1st call 7/23 2nd call 7/24
Banilla Trailer Ct	501 East N St, Banilla, Ca 94510	(707)747-0257	no				members only
Hastings Island Hunting Reserve	7758 Hastings Island Rd, Rio Vista, Ca 94571	(707)678-3325	no				# not in service
Hidden Acres Trailer Villa	700 Shady Glen Ave, Vacaville, Ca 95688	(707)448-4501	no				1st call 7/23 2nd call 7/24
Riverfront Homes & Harbor	515 River Rd, Rio Vista, Ca 94571	(707)374-9892					1st call 7/23 2nd call 7/24
Snugg Harbor Resort/Marina	3395 Snugg Harbor Dr, Walnut Grove, Ca 95690	(916)775-1455					application
Sunrise TP	932 Davis St, Vacaville, Ca 95687	(707)448-3258	yes	\$500 monthly	2000 or newer		1st call 7/23 2nd call 7/24
Tall Trees Broadway MHP	1867 Broadway, Vallejo, Ca 94589	(707)644-3486					wrong #
Tradewinds Mt/RV Park	229 Lincoln Rd West, Vallejo, Ca 94590	(714)843-4000					wrong #
Vacaville MHP	312 Brown St, Vacaville, Ca 95688	(707)448-5332					
Vineyard RV Park	4885 Milway Rd, Vacaville, Ca 95688	(707)447-8797	yes	\$675 monthly	1992 or newer		
Merced County							
Des Palos MHP	1133 Wilson St, Des Palos, Ca 95620	(209)826-2256					private #
Gustine TP	140 North Ave, Gustine, Ca 95322	(209)358-2749					# disconnected
Rancho Grande MHP	851 E Broadway St, Awaker, Ca 95301	(209)966-1206					# disconnected

Santa Nella Village	13023 S HWY 33, Santa Nella, Ca 95322	(209)826-3105	yes	\$482.50 mon	2005 or newer	application	
Amador County							
Bear River Resort	40800 HWY 88, Pioneer, Ca 95968	(209)295-4888	no				
Fair Horizons 48er Trailer Village	18285 HWY 49, Plymouth, Ca 95969	(209)245-9681	no				wrong #
Gold Oaks	12594 Kennedy Flat Rd, Marfik, Ca 95654	(209)223-3167					1st call 7/23 2nd call 7/24
lone MHP	1311 Marfette St, lone, Ca 95640	(209)274-2619					1st call 7/23 2nd call 7/24
Lake Amador TP	7500 Lake Amador Dr, lone, Ca 95640	(209)274-4739					1st call 7/23 2nd call 7/24
Lake Pardee Marina Inc	4900 Stony Creek, lone, Ca 95640	(209)772-1472					1st call 7/23 2nd call 7/24
Pine Grove RV & MH Community	13023 Tabebu Rd, Pine Grove, Ca 95665	(209)296-4100					# disconnected
Monterey County							
Ashiana Residential Park	2014 San Miguel Canyon Rd, Salinas, Ca 93907	(408)663-2882					# not in service
California Holiday	8710 Punemdale North Rd, Salinas, Ca 93907	(831)963-2886	no				# not in service
Clucked Del Rey	50630 Meesa Verde Rd, King City, Ca 93933	(408)385-4827					# disconnected
Clifton Mobile Manor	375 Oak Ave, Greenfield, Ca 93927	(408)663-2769					# not in service
Green Parrot MH	833 Kernell Ave, Seaside, Ca 93955	(408)758-3819					# not in service
J.T. Waters Co.	18800 Cachtanga Rd, Carmel Valley, Ca 93924	(999)659-1391					1st call 7/24 2nd call 7/25
Kelley Trailer Park	Center St/Cedarmen Rd, San Ardo, Ca 93450	(831)827-2470					1st call 7/24 2nd call 7/25
Lake San Antonio Resort	Lake San Antonio South Shore, Bradley, Ca	(805)472-2311	no				# not in service
Millers Lodge Inc	46325 Arroyo Seco Rd, Greenfield, Ca 93927	(831)674-5795					1st call 7/24 2nd call 7/25
Paraiso Inc	Paraiso Hot Springs, Seaside, Ca 93980	(408)678-2882					# not in service
Trailer Terrace	1206 La Salle St, Seaside, Ca 93955	(415)341-2933					1st call 7/24 2nd call 7/25
Madera County							
Country Living Mobilehome & RV Park	24633 Ave 16 #61, Madera, Ca 93637	(209)674-5343					fax number
High Sierra RV \ MP	40389 HWY 41, Oakhurst, Ca 93644	(559)683-7662					# disconnected
Oakhurst Mobile Estates	39678 Rd 428B, Oakhurst, Ca 93644	(209)683-4980					fax number
Royal Palms Mobile Estates	117 W Central Ave, Madera, Ca 93637	(209)673-9602					# disconnected
The Arena MHP	203 S Chowchilla, Chowchilla, Ca 93610	(559)665-1752	no				fax number
Whispering Pines MHP	41841 Rd 222, Oakhurst, Ca 93644	(209)683-7624					fax number
Yosemite South Coarsgold Ranch	34094 HWY 41, Coarsgold, Ca 93614	(209)683-7855					
Fresno County							
Capital MH Community, Inc	644 W Elm, Coalinga, Ca 93210	(209)935-3971					# not in service
Cove Island Resort	32301 Trimmer Spring Rd, Sanger, Ca 93657	(559)945-1966					wrong #
Deer Creek Park	30410 Sunnyslope Rd, Piedra, Ca 93646	(559)787-2125	no				
Fresno MHP	1382 N Hughes, Fresno, Ca 93728	(209)264-3122					wrong #
Hans Motel/TP	211 Thomson St, Coalinga, Ca 93210	(559)935-2363	no				

Woods Creek MHP & RV Resort	18725 HWY 108, Jamestown, Ca 95327	(209) 984-3728	no						
Tehama County									
Antelope Creek MHP	24850 8th Ave, Los Molinos, Ca 96055	(530) 527-0505	no						1st call 7/26 2nd call 7/27 wrong #
Bend MHP	21785 Bend Ferry Rd, Red Bluff, Ca 96080	(530) 527-6289							
Blossom Trailer Park	2176 Blossom Ave, Corning, Ca 96021	(530) 284-7990							
Bow River MHP	11705 Pavey Ave, Red Bluff, Ca 96080	(530) 527-3570	no						1st call 7/26 2nd call 7/27 1st call 7/26 2nd call 7/27 1st call 7/26 2nd call 7/27
Corning RV Park	4720 Barkham Ave, Corning, Ca 96021	(530) 824-2410							
Driftwood RV Fishing Resort	24630 Tehama Vista Rd, Los Molinos, Ca 96055	(530) 365-3300							
Fire Mountain TP	HWY 36, 45 MI W of Chester, Mill Creek, Ca	(530) 258-2938							
Flying A TP	165 S Main St, Red Bluff, Ca 96080	(530) 529-0806	yes	\$315 monthly	10yrs	application			
Hunters Fishing Resort	10675 Bryne, Los Molinos, Ca 96055	(530) 527-6293							
Lazy Corral Trailer	2120 Fig Ln, Corning, Ca 96021	(530) 824-1234	no						wrong #
Maywood MHP	4740 Barkham Rd, Corning, Ca 96021	(530) 824-9824							1st call 7/26 2nd call 7/27
O Nile RV Park	130 Gilmore Rd, Red Bluff, Ca 96080	(530) 527-5868							
Orchard MHP	HWY 99 1/2 MI N Los Molinos, Los Molinos, Ca	(530) 384-2717	no						wrong # seniors only
Red Bluff Idlewheels RV Park	25 Gilmore Rd, Red Bluff, Ca 96080	(530) 527-2793	no						
Rio Vista Mobile Estates	500 Rio Vista Ave, Red Bluff, Ca 96080	(530) 527-0512	yes	\$330 monthly	good condition				
Sung Harbor Mobile Village	600 Rio Vista, Ave, Red Bluff, Ca 96080	(530) 527-0512	yes	\$330 monthly	good condition				
Woodson Bridge RV Park	25433 South Ave, Corning, Ca 96021	(530) 839-2151	no						
Yolo County									
Bells Trailer Village	1224 Gum Ave, Woodland, Ca 95776	(916) 866-0262							# disconnected wrong #
Casa Del Sol	709 East St, Woodland, Ca 95776	(530) 866-0262							wrong # seniors only
Country Villa Mobile Estates	28292 County Rd 21A, Esparto, Ca 95927	(530) 87-4431	yes	\$340, 52 mon	good condition				
Happy Time RV Park	5130 County Rd 99 West, Durnigan, Ca 95937	(530) 724-3336	no						wrong #
Westwind Estates	1399 Sacramento Blvd, Brye, Ca 95605	(916) 371-2371							# disconnected
Whiters MHP	803 W Grant Ave, Whiters, Ca 95694	(530) 989-5333							
Stanislaus County									
Driftwood TP	649 River Rd, Modesto, Ca 95351	(209) 523-6053							1st call 7/24 2nd call 7/25 wrong #
Fishermans Bend MP	26636 River Rd, Newman, Ca 95360	(209) 529-2450							# disconnected
Glenwood MHP	2907 Oakdale Rd, Modesto, Ca 95366	(209) 537-9411							1st call 7/24 2nd call 7/25
Lazy Wheels	1941 E Whitmore, Ceres, Ca 95307	(209) 883-2085							1st call 7/24 2nd call 7/25
Marinus Mobile CT	26648 River Rd, Newman, Ca 95360	(209) 529-2450							# disconnected
McWilliams MHP	P.O. Box 4572, Modesto, Ca 95352	(209) 537-9411							1st call 7/24 2nd call 7/25
Modern TP	110 Wiseman Ave, Modesto, Ca 95351	(209) 883-2085							wrong #
Riverview MHP	13910 Hickman Rd, Waterford, Ca 95386	(209) 874-1792							1st call 7/24 2nd call 7/25
Shiloh River Resort	2724 Shiloh Rd, Modesto, Ca 95351	(209) 538-7702							1st call 7/24 2nd call 7/25
Thomas Retreat	26748 River Rd, Newman, Ca 95360	(209) 862-2498							1st call 7/24 2nd call 7/25

Appendix 4

**Appraisal of Mobile Home at Main Street Mobile Home & RV
Park**

**NOT INCLUDED IN PUBLIC ACCESS
COPY OF CIR**

Appendix 5

Sample Interview Intake Form: Main Street MH & RV Park

OVERLAND, PACIFIC & CUTLER, INC. - RESIDENTIAL INTERVIEW FORM

Interview Date: _____ Site Move-In: _____ Initiation of Negotiations: _____ Interviewer: _____

<p>Head of Household _____</p> <p>Address: _____ # _____</p> <p>Site Telephone # _____ Work/Cell # _____</p> <p>Fax # _____ Email _____</p> <p>Social Security Number: _____</p> <p>DISPLACEMENT STATISTICS</p> <p>Dwelling Type _____ Approx. Sq.Ft. _____</p> <p>Approximate Age of Unit: _____ yrs. _____</p> <p># Bedrooms _____ # Bathrooms _____ # Rooms _____ <input type="checkbox"/> Laundry Fac.</p> <p><input type="checkbox"/> Garage <input type="checkbox"/> Carport <input type="checkbox"/> Pets: If so, describe _____</p> <p>Mobile Home: Size: _____ ft x _____ ft</p> <p>Year: _____ Model: _____ Pad Rent: \$ _____</p> <p>OCCUPANCY / FINANCIAL INFORMATION</p> <p>Occupancy Status: <input type="checkbox"/> Own <input type="checkbox"/> Rent</p> <p>Condition of unit: <input type="checkbox"/> Excellent <input type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor</p> <p>Home business? _____ Description _____</p> <p>Do you rent out any rooms in the dwelling? <input type="checkbox"/> Yes <input type="checkbox"/> No If so, names: _____</p> <p>If so, is person or persons considered part of household? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Owners: <input type="checkbox"/> Mortgage <input type="checkbox"/> Own Clear</p> <p>Monthly Payment: Principal \$ _____</p> <p>Loan Balance(s) as of _____: \$ _____</p> <p>Loan Type: <input type="checkbox"/> Fixed <input type="checkbox"/> Variable Annual % Rate _____</p> <p>Loan Type: <input type="checkbox"/> Fixed <input type="checkbox"/> Variable Annual % Rate _____</p> <p>Original Date(s) of Current Loan(s): _____</p> <p>Rem. Loan Term _____ Months Rem. Loan Term _____ Months</p> <p>Renters: <input type="checkbox"/> Total Monthly Rent: \$ _____ Landlord _____</p> <p><input type="checkbox"/> Written Agreement Date _____</p> <p><input type="checkbox"/> M/M <input type="checkbox"/> Lease <input type="checkbox"/> Vacant/No Contact</p> <p><input type="checkbox"/> Unit Furnished <input type="checkbox"/> Unit Unfurnished <input type="checkbox"/> Security Deposit? _____</p> <p>If Sect.8, Total Tenant Rent. \$ _____</p> <p>Caseworker: _____</p> <p>Telephone #: _____</p>	<p>OTHER:</p> <p>ETHNICITY:</p> <p><input type="checkbox"/> White <input type="checkbox"/> Asian <input type="checkbox"/> Hispanic/Latino <input type="checkbox"/> African American <input type="checkbox"/> Other _____</p> <p>PRIMARY LANGUAGE:</p> <p><input type="checkbox"/> English <input type="checkbox"/> Spanish <input type="checkbox"/> Other: _____</p> <p>SPECIALIZED NEEDS:</p> <p><input type="checkbox"/> AFDC / TANF, Pension SS, SSI</p> <p><input type="checkbox"/> Other Public Assistance (ask for Entitlement Letter)</p> <p><input type="checkbox"/> Elderly Household</p> <p><input type="checkbox"/> Handicapped Household:</p> <p>Describe: _____</p> <p>Need Barrier-Free: Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>Own Car? Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p><input type="checkbox"/> Need access to public transportation?</p> <p>Describe mode: _____</p> <p><input type="checkbox"/> Need to live near medical facilities? Describe location: _____</p> <p><input type="checkbox"/> Other Special needs or services requested: Describe: _____</p>	<p>Monthly Utilities: Which _____</p> <p>Gas: <input type="checkbox"/> Tenant <input type="checkbox"/> Owner Electricity: <input type="checkbox"/> Tenant <input type="checkbox"/> Owner Water: <input type="checkbox"/> Tenant <input type="checkbox"/> Owner Other: _____</p> <p>Appliances Owned by Tenant: <input type="checkbox"/> Stove <input type="checkbox"/> Refrigerator <input type="checkbox"/> W/D <input type="checkbox"/> Other _____</p> <p>Are all occupants planning to move at the same time, and to the same replacement dwelling? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Please explain: _____</p>
---	--	---

HOUSEHOLD MEMBERS	SEX	AGE	move-in	INCOME	RELATIONSHIP/ EMPLOYER/SCHOOL
1	M F				
2	M F				
3	M F				
4	M F				
5	M F				
6	M F				
7	M F				

Notes:

I certify that all the information on this survey is true and correct.

Respondent: _____

Date: _____

Appendix 6

**Full Text of City of Milpitas Conversion
Of Mobile Home Parks to Other Uses Ordinance; Title XI,
Zoning, Chapter 20**

Title XI ZONING, PLANNING AND ANNEXATION

Chapter 20 CONVERSION OF MOBILE HOME PARKS TO OTHER USES

Section 1 Findings

XI-20-1.01 Findings

Section 2 Definitions

XI-20-2.00 Generally

XI-20-2.01 Adjusted for Inflation

XI-20-2.02 Applicant

XI-20-2.03 Change of Use

XI-20-2.04 Commercial Coach

XI-20-2.05 Comparable Housing

XI-20-2.06 Comparable Mobile Home Park

XI-20-2.07 Date of Application for Change of Use

XI-20-2.08 Eligible Mobile Home Owner

XI-20-2.09 In Place Value

XI-20-2.10 Mobile Home

XI-20-2.11 Mobilehome Owner

XI-20-2.12 Mobilehome Park

XI-20-2.13 Mobilehome Site

XI-20-2.14 Mobilehome Tenant

Section 3 Responsibility for Financial Costs

XI-20-3.01 Applicant Responsible

Section 4 Maintenance of Housing Specialist List

XI-20-4.01 Duty of Community Development Manager to Maintain List of Housing Specialists--Required Qualifications

Section 5 Conversion Impact Report

XI-20-5.01 Conversion Impact Report--Data on Mobilehome Owners and Tenants--Duty to File

XI-20-5.02 Required Information

Section 6 Determination of Reduced Occupancy

XI-20-6.01 Occupancy of Park Below 85%--Filing of Notice

XI-20-6.02 Appeal of Planning Commission Determination

XI-20-6.03 Failure to File Conversion Impact Report--Nuisance--Abatement

XI-20-6.04 Applicability

XI-20-6.05 "Applicant" Defined

Section 7 Conversion Impact Report--Informational Meeting(s)

XI-20-7.01 Notice and Distribution to Mobilehome Owners and Residents

Section 8 Notice to New Occupants Regarding Pending Change in Status of Park

XI-20-8.01 New Occupant Not Entitled to Relocation Assistance

Section 9 Relocation Assistance

XI-20-9.01 Applicant to Provide--Exceptions

XI-20-9.02 Required Benefits--Generally--Owners Electing to Relocate

XI-20-9.03 Owners Electing to Sell--Payment of "In-place" Value or Cost of Local Relocation

XI-20-9.04 Services of Housing Experts

XI-20-9.05 Right of First Refusal--Housing on Site

XI-20-9.06 Urgent Need to Relocate

Section 10 Application for Exemption from Relocation Assistance Obligations

XI-20-10.01 Filing--Notice

XI-20-10.02 Basis for Application

XI-20-10.03 Application--Contents

XI-20-10.04 Required Documentation

Section 11 Application for Conversion--Public Hearings--Findings

XI-20-11.01 Public Hearings--City Council Findings

Section 12 Obligations of Applicant or Mobile Home Park Owner After Approval of

Conversion Impact ReportXI-20-12.01 Applicant Obligations--Time LimitsSection 13 Payment of Relocation Assistance Benefits--Prerequisite to Issuance of Building Permit to Redevelop ParkXI-20-13.01 Verified and Itemized Payment Statement RequiredSection 14 SeverabilityXI-20-14.01 SeverabilitySection 15 Effective DateXI-20-15.01 Effective DateSection 16 Exemption from CEQAXI-20-16.01 Exemption FindingsSection 17 Posting and PublicationXI-20-17.01 Posting and Publication--Time Limit**Section 1 Findings****XI-20-1.01 Findings**

The City Council hereby does find and declare that the following conditions and circumstances exist within the City of Milpitas and that they make necessary the regulations contained in this Chapter.

1.01-1 Available space in mobile home parks in Milpitas and in Santa Clara County is in very short supply.

1.01-2 Mobile home owners cannot move without great expense and the possible risk of damage to their home.

1.01-3 The majority of mobile home park residents are of low and moderate income.

1.01-4 Sudden or substantial changes in tenancy can be emotionally trying and create a financial hardship for the affected household.

1.01-5 Due to the stated circumstances, spaces in mobile home parks in the City represent an important component of the housing stock, especially for senior citizens and persons of moderate income.

1.01-6 State law (Government Code Sections 65863.7 and 66427.4) requires that prior to a mobile home park conversion to other uses, or prior to closure of such park or cessation of use of the land as a mobile home park, or at the filing of a subdivision map for a subdivision to be created from any such conversion, the proponent of change of use must file a report on the impact of such change with the public agency having jurisdiction over the mobile home park and that such agency has the power to require measures to be undertaken to mitigate the adverse effect of the change upon the residents of such park who would be displaced by such change.

1.01-7 The City Council's purpose in enacting the ordinance codified in this Chapter is to provide uniform procedure and standards for relocation benefits so that park owners and coach owners understand their rights and responsibilities and there is a minimum of disruption to all the parties concerned. (Ord. 230 (part), 6/21/88)

Section 2 Definitions

XI-20-2.00 Generally

As used in this Chapter, the following words and phrases shall have the meanings set out in this Section. (Ord. 230 (part), 6/21/88)

XI-20-2.01 Adjusted for Inflation

“Adjusted for inflation” shall mean adjusted by the percentage in the Consumer Price Index for the San Francisco Bay Area published by the United States Department of Labor, as such index existed on the effective date of this Chapter, and said index as it may exist at the time (which should be as close to the move date as possible). The index is established at the time the report is adopted and adjusted quarterly thereafter. (Ord. 230 (part), 6/21/88)

XI-20-2.02 Applicant

“Applicant” shall mean any person who files an application for rezoning of land use type or density, or for approval of a tentative map or for a special development permit, or for a use permit for the purpose of a change of use of a mobile home park or trailer park or any part thereof, or any change of the parks status to a vacant use. (Ord. 230 (part), 6/21/88)

XI-20-2.03 Change of Use

“Change of use” shall mean a use of a mobile home park for a purpose other than the rental, or the holding out for rent, of two or more mobile home sites to accommodate mobile homes for human habitation. “Change of use” includes, but is not limited to, a change of the park or any portion thereof to a condominium, stock cooperative, or any form of ownership wherein spaces within the park are to be sold, and the cessation of use of all or a portion of the park, whether immediately or on a gradual basis, or the closure of the park. (Ord. 230 (part), 6/21/88)

XI-20-2.04 Commercial Coach

“Commercial coach” shall mean a structure transportable in one or more sections, designed and equipped for human occupancy for industrial, professional or commercial uses, which is required to be moved under permit, and shall include a trailer coach as defined in Section 635 of the Vehicle Code. (Ord. 230 (part), 6/21/88)

XI-20-2.05 Comparable Housing

“Comparable housing” shall mean housing which is comparable in floor area and number of bedrooms to the mobile home to which comparison is being made, which housing meets the minimum standards of the Uniform Housing Code. (Ord. 230 (part), 6/21/88)

XI-20-2.06 Comparable Mobile Home Park

“Comparable mobile home park” shall mean any other mobile home park substantially equal in terms of park amenities, rent, and other relevant factors, such as proximity to public transportation and shopping, the job market where a displaced resident is gainfully employed, and proximity to schools if the resident has school-age children. (Ord. 230 (part), 6/21/88)

XI-20-2.07 Date of Application for Change of Use

“Date of application for change of use” shall mean the date of one of the following actions authorizing a change of use, whichever first occurs: initiation by the City Council of consideration

of a general plan amendment; or filing of an application for rezoning, special development permit, or use permit. (Ord. 230 (part), 6/21/88)

XI-20-2.08 Eligible Mobile Home Owner

“Eligible mobile home owner” shall mean a mobile home owner whose mobile home was located in a mobile home park or trailer park on the earlier of the following:

2.08-1 The date of application for a change of use;

2.08-2 The date of filing of a notice of determination that the park is undergoing a change of use pursuant to Section XI-20-6, if such notice was filed. (Ord. 230 (part), 6/21/88)

XI-20-2.09 In Place Value

“In place value” shall mean the market rate monetary value of the mobile home in its current location at the time an applicant files an application for rezoning of land use type or density, or for approval of a tentative map, or for a special development permit, or for a use permit for the purpose of a change of use of mobile home park or trailer park or any part thereof, or any change in the parks status to a vacant use as determined pursuant to this Chapter. (Ord. 230 (part), 6/21/88)

XI-20-2.10 Mobile Home

2.10-1 “Mobile home” shall mean:

(a) A structure designed for human habitation and for being moved on a street or highway under permit pursuant to Section 35970 of the Vehicle Code;

(b) A mobile home, as defined in Section 18008 of the Health and Safety Code; or

(c) A manufactured home, as defined in Section 18007 of the Health and Safety Code.

2.10-2 “Mobile home” does not include:

(a) A recreational vehicle, as defined in Section 799.24 of the Civil Code and Section 18010 of the Health and Safety Code;

(b) A commercial coach; or

(c) Factory-built housing, as defined in Section 19971 of the Health and Safety Code. (Ord. 230 (part), 6/21/88)

XI-20-2.11 Mobilehome Owner

“Mobilehome owner” shall mean the registered owner or registered owners of a mobile home, regardless of the number of such owners or the form of such ownership. Any relocation assistance payable to an owner of a mobile home shall be deemed paid to all owners of that mobile home when paid to any one of them. (Ord. 230 (part), 6/21/88)

XI-20-2.12 Mobilehome Park

“Mobilehome park” shall mean any area or tract of land where mobile home lots are rented or leased to accommodate mobile homes used for human habitation. (Ord. 230 (part), 6/21/88)

XI-20-2.13 Mobilehome Site

“Mobilehome site” shall mean an area within a mobilehome park shown as being occupied by or designated for occupancy by an individual mobile home. (Ord. 230 (part), 6/21/88)

XI-20-2.14 Mobilehome Tenant

"Mobilehome tenant" shall mean a person who occupies a mobile home within a mobilehome park pursuant to a bona fide lease or rental agreement and who, during his or her tenancy, was not the owner or member of the immediate household of the mobile home. (Ord. 230 (part), 6/21/88)

Section 3 Responsibility for Financial Costs

XI-20-3.01 Applicant Responsible

An applicant shall be entirely financially responsible for including, but not limited to, the housing specialists, the conversion impact report and all relocation costs. Such financial responsibility shall not include the cost of an appraisal by the mobilehome owner of their individual mobile home. (Ord. 230 (part), 6/21/88)

Section 4 Maintenance of Housing Specialist List

XI-20-4.01 Duty of Community Development Manager to Maintain List of Housing Specialists--Required Qualifications

The Community Development Manager shall compile and maintain a list of persons, firms and organizations with proven expertise in the fields of housing and relocation of persons displaced from housing. Those listed shall be qualified in assisting residents in locating replacement housing, rendering financial advice on qualifying for various housing types, explanation of the range of housing alternatives available, the ability to gather and present to persons needing housing relocation assistance, adequate information as to available housing, and the ability to transport persons unable to drive to housing alternatives. (Ord. 230 (part), 6/21/88)

Section 5 Conversion Impact Report

XI-20-5.01 Conversion Impact Report--Data on Mobilehome Owners and Tenants--Duty to File

An applicant shall file a conversion impact report complying with the requirements of this Section not later than the date of filing of the first such application necessary to authorize any change of use; provided, however, that if prior to the approval of any such application it is necessary to amend the General Plan, the conversion impact report shall be filed not later than thirty (30) days prior to the initial Planning Commission public hearing on the amendment to the General Plan. No such application shall be considered or deemed completed or processed for consideration or approval unless and until such conversion impact report shall have been filed as required by this Subsection. (Ord. 230 (part), 6/21/88)

XI-20-5.02 Required Information

The conversion impact report shall contain the following information:

5.02-1 The names and mailing addresses of all persons owning mobile homes within the mobilehome park, or renting mobilehome sites within such park, as shown on the rental agreement applicable thereto, and the names of all mobilehome tenants within a period commencing on the earlier of the following dates:

- (a) The date of application for change of use;
- (b) The date of filing of a notice of determination that the park is undergoing a change of use pursuant to Section 6, if such notice was filed prior to the application.

5.02-2 The age, including date of manufacture, of each mobile home within such park, including the type of mobile home, width characteristics, size, and number identifying the mobilehome site being occupied.

5.02-3 A list of all mobilehome parks within a two hundred (200) mile radius of such park. The list

shall contain a schedule of site rental rates for each park listed, and criteria of the management of each park for acceptance of new tenants. The number of vacant spaces available in each park should be included, as well as the type of mobile home which can be accommodated (single or double wide).

5.02-4 A designation of the names, addresses and telephone numbers of one or more housing specialists from the list compiled by the Community Development Manager pursuant to Section 4, and the names, addresses and telephone numbers and fee schedules of persons qualified as mobilehome movers and of persons who are qualified appraisers of mobile homes. There shall be included an explanation of the services which the housing specialists will provide. The applicant may designate other housing specialists, mobilehome movers, and appraisers; provided, however, that use of any such persons pursuant to this Chapter shall be subject to approval by the Community Development Manager after an investigation into the qualifications of any such persons.

5.02-7 A relocation plan, which will include a timetable for implementing the physical relocation of mobile homes, implementation of relocation assistance, and conversion of the park to one or more other uses. Provision shall be made for those mobilehome owners who have a demonstrated urgent need to relocate prior to the date set forth in the impact report. Such provision shall be limited to payments of a reasonable approximation of the in-place value as determined by the Council.

5.02-6 A specification of relocation assistance, which shall comply with the requirements of Section 9.

5.02-7 A list of the names, addresses and mobilehome site identification numbers of all persons whose names are required pursuant to this Subsection 5.02 shall be filed separate and apart from the conversion impact report. When an amendment to the General Plan has been requested for a change of use or where an application for a change of use has been filed, the applicant shall file such list with the Community Development Manager not later than the date of application for change of use, or not later than thirty (30) days after the City Council has initiated any amendment to the General Plan necessary for such change of use, whichever first occurs. Where the obligation to file a conversion impact report arises from the filing of a notice of determination that the park is undergoing a change, pursuant to Section 6, the owner shall file such list not later than thirty (30) days after the date of filing of such notice of determination. If such names include those of persons who owned or occupied mobile homes within the park within the required period but had subsequently relocated, the list shall include, where the information is available to the applicant, the addresses or locations to which any such persons relocated during such period. The list shall indicate whether each person included owns the mobile home or is a tenant, and shall clearly indicate the persons who are not residing in the park. Because the use of such a list has a significant effect on the privacy of the persons who may be identified therein, the Community Development Manager shall maintain each such list as a confidential public record which shall not be disclosed to the public except pursuant to the judgment, order or decree of a court of competent jurisdiction issued pursuant to the California Public Records Act, Sections 6250 et seq. of the Government Code.

5.02-8 A description of the proposed new use.

5.02-9 A timetable for conversion of the park.

5.02-10 A legal description of the park.

5.02-11 The number of residents per space in the parks, the number under sixteen (16) years of age and the number sixty (60) years of age or over, and the number who are handicapped. (Ord. 230 (part), 6/21/88)

Section 6 Determination of Reduced Occupancy

XI-20-6.01 Occupancy of Park Below 85%--Filing of Notice

6.01-1 Whenever fifteen percent (15%) or more of the total number of mobilehome sites of a mobilehome park are uninhabited the owner of such park shall file with the Community Development Manager a written notice to such effect. For purposes of this Chapter, a mobilehome site is "uninhabited" when it is either:

- (a) Unoccupied by a mobile home, or
- (b) Occupied by a mobile home in which no persons reside.

The existence of the condition described by this Subsection shall be deemed a "change of use"

for purposes of this Chapter.

6.01-2 If a resident believes that less than eighty-five percent (85%) of the mobile homes are inhabited, then the resident may file a written statement to that effect with the Community Development Manager. Such statement shall indicate the particular sites which the resident believes to be uninhabited. Upon receipt of such statement the Community Development Manager shall cause an investigation and inspection to be conducted as to the correctness of such statement. Upon completion of the investigation and inspection, the Planning Commission shall conduct a public hearing as to the correctness of the statement upon not less than thirty (30) days written notice to the owner and the residents of the mobilehome park, and any resident thereof may present evidence as to the correctness of the statement. At the conclusion of the hearing the Community Development Manager shall make a determination as to whether the statement is or is not correct.

6.01-3 Upon the filing of a notice pursuant to Subsection 6.01-1 or the making of a determination that the statement is correct or incorrect pursuant to Subsection 6.01-2, the Community Development Manager shall transmit to the owner of the mobilehome park a written notice by certified mail, return receipt requested, or by personal service, which notice shall state, if a notice was filed pursuant to Subsection 6.01-1, that such park is determined to be undergoing or not to be undergoing a change of use, as the case may be. If the determination was made pursuant to Subsection 6.01-2, written notice thereof shall be given to the owner of the mobilehome park and the resident who filed the statement. The Community Development Manager shall file a copy of such notice with the City Clerk. A notice of determination of change of use shall also direct the owner to prepare a conversion impact report pursuant to Section 5, and the Community Development Manager shall establish a reasonable period of time for the preparation of such report. The Community Development Manager shall also schedule public hearings before the Planning Commission and City Council regarding the adequacy of the conversion impact report if the report is required. Such hearing shall be scheduled so as to allow adequate time for notice and distribution of the report to mobilehome owners and tenants and the scheduling of informational meetings pursuant to Section 7. (Ord. 230 (part), 6/21/88)

XI-20-6.02 Appeal of Planning Commission Determination

The determination of the Planning Commission pursuant to Subsection 6.01-2 may be appealed by the resident who filed the statement, by the owner of the mobilehome park, or by any other resident thereof by filing a written notice of appeal with the City Clerk not more than fifteen (15) calendar days after the date of the notice of determination. The City Council shall conduct a public hearing on the appeal, and not less than thirty (30) days notice thereof shall be given by the Community Development Manager to the owner of the mobilehome park and the residents thereof. At the public hearing the City Council shall consider the investigation and inspection report of the Community Development Manager, the evidence presented by the owner of the mobilehome park and any resident thereof as to the correctness of the statement, and at the conclusion thereof the City Council shall render a decision on the correctness of the statement. (Ord. 230 (part), 6/21/88)

XI-20-6.03 Failure to File Conversion Impact Report--Nuisance--Abatement

The failure of the owner of a mobilehome park to prepare a conversion impact report within the time required by the Community Development Manager pursuant to Subsection 6.01-3 is hereby determined to have a severely adverse economic effect upon mobilehome tenants and eligible mobilehome owners due to the delay in providing necessary relocation assistance which would result from such failure. Such failure is hereby determined to be a public nuisance. If the owner of the mobilehome park fails to prepare or cause to be prepared a conversion impact report within such required time, the Community Development Manager shall cause such report to be prepared. Upon completion of such report the Community Development Manager shall cause a statement of the cost of preparation of such report to be sent to the owner of the mobilehome park. If the owner of the mobilehome park fails to reimburse the City for such cost within thirty (30) calendar days after presentation of such statement, the Community Development Manager shall prepare an expense statement and file it with the City Clerk. The City Clerk shall thereupon submit written notice to the mobilehome park owner of the time and place when the City Council shall receive and consider such expense statement and give the mobilehome park owner not less

than thirty (30) days written notice thereof by certified mail.

6.03-1 Abatement -- Expense Statement -- Hearing and Confirmation.

(a) At the time and place fixed for receiving and considering such expense statement, the City Council shall hear the same together with any objections which may be raised by any of the property owners liable to be assessed for the costs of preparing the same, and the Community Development Manager shall attend such meeting with his report and expense statement; and upon such hearing, the Council may make such modifications in the proposed report and costs of preparing said report and assessment thereof as it may deem necessary, after which said report and statement shall be confirmed by resolution.

(b) The amount of the cost of preparing said report shall constitute special assessments against the respective lots or parcels of land which are the subject of the report and, after thus made and confirmed, shall constitute a lien on such property for the amount of such assessment until paid.

6.03-2 Assessment -- Collection. The Director of Finance shall cause the amount of the assessment to be entered on the City assessment roll opposite the description of the particular property, and the amount shall be collected together with all other taxes thereon upon the property. Thereafter, such amounts shall be collected at the same time, and in the same manner, as general City taxes are collected and shall be subjected to the same penalties and interest, and the same procedure and sale in case of delinquency as provided for City taxes. All laws and ordinances applicable to the levy, collection and enforcement of City taxes are hereby made applicable to such special assessment. (Ord. 230 (part), 6/21/88)

XI-20-6.04 Applicability

The provisions of this Section shall not be applicable if an application for conversion of a mobilehome park shall have been filed pursuant to this Chapter prior to the filing of a notice pursuant to Section 6.01-1, or of a written statement pursuant to Section 6.01-2, where such application is pending. (Ord. 230 (part), 6/21/88)

XI-20-6.05 "Applicant" Defined

For purposes of the ensuing Sections of this Chapter, the owner of a mobilehome park whose mobilehome park shall have been determined by the Community Development Manager to be undergoing a change of use shall be deemed to be an "applicant." (Ord. 230 (part), 6/21/88)

Section 7 Conversion Impact Report--Informational Meeting(s)

XI-20-7.01 Notice and Distribution to Mobilehome Owners and Residents

7.01-1 Not less than thirty (30) days prior to the scheduled public hearing before the Planning Commission on the conversion impact report, the applicant shall transmit to the owner or the occupant of each mobile home occupying a mobilehome site within the park, and to all other persons described in Section 5.02, a copy of the conversion impact report, a notice of the public hearing on the conversion impact report, and notice of the information meeting(s) required to be held pursuant to Subsection 7.01-4.

7.01-2 The copies of the conversion impact report and this Chapter, and notices of the public hearing and the information meetings, shall be transmitted either by certified mail, return receipt requested, or by personal service. When personal service is made, a written certificate of proof of service shall be filed with the Community Development Manager. Where more than one (1) person occupies a mobile home, notice need only be sent to the person or persons whose name or names appear(s) on the rental agreement pertaining to that mobilehome site.

7.01-3 Not less than fifteen (15) days prior to the date of the public hearing, the applicant shall cause to be filed with the Community Development Manager a verification that he has complied with the requirements of this Section pertaining to transmittal of copies of the conversion impact report and of this Chapter and of the notices of the public hearing on the conversion impact report and on the informational meeting or meetings. Where such transmittal has been by certified mail, copies of return receipts shall be filed. When such transmittal has been by personal service, a list shall be filed with the name of each person served and the date of service.

7.01-4 Not later than fourteen (14) days prior to the scheduled public hearing before the Planning Commission on the conversion impact report, the applicant shall conduct not less than one (1) informational meeting for the residents of the mobilehome park regarding the status of the application for conversion or the impending change of use, the timing of proposed relocation of residents, relocation benefits available, and the contents of the conversion impact report. The meeting shall be conducted on the premises of the mobilehome park. The applicant may conduct a series of meetings of groups of residents if a sufficient number are scheduled to accommodate all of the residents. The housing specialist or specialists designated in the conversion impact report shall be present at such meeting or meetings.

7.01-5 Not less than five (5) days prior to the public hearing on the conversion impact report, the applicant shall file with the Community Development Manager a statement made under penalty of perjury that he has complied with the requirements of Subsection 7.01-4. Such statement shall state the date, time and place where such meeting(s) was or were conducted. (Ord. 230 (part), 6/21/88)

Section 8 Notice to New Occupants Regarding Pending Change in Status of Park

XI-20-8.01 New Occupant Not Entitled to Relocation Assistance

When an application for a change of use of a mobilehome park has been filed with the Community Development Manager, or when the Community Development Manager transmitted a notice pursuant to Section XI-20-6.03 that a mobilehome park is undergoing a change of use, the owner of such park shall advise each person who commences occupancy of a mobile home of such notice in writing, prior to commencement of such occupancy, that such application has been filed, or that such determination has been made, and that the occupant may not be entitled to any relocation assistance pursuant to Section 9. The owner of such park shall obtain a signed acknowledgment of each such occupant indicating receipt of such information. (Ord. 230 (part), 6/21/88)

Section 9 Relocation Assistance

XI-20-9.01 Applicant to Provide--Exceptions

The applicant shall include within the conversion impact report relocation assistance which complies with the requirements of this Section, and shall be responsible for providing such relocation assistance when the City Council shall have determined that the conversion impact report complies with the requirements of this Chapter, except where and to the extent that any such applicant shall have been exempted from any such requirement pursuant to Section 10. As stated in Section 3, the developer/applicant will be responsible for all relocation costs as well as administrative costs associated with the preparation of the conversion impact report by the housing specialists. (Ord. 230 (part), 6/21/88)

XI-20-9.02 Required Benefits--Generally--Owners Electing to Relocate

Relocation assistance shall consist of the following benefits for the persons designated to be eligible for them:

9.02-1 Mobilehome Owners Who Have Relocated or Have Elected To Relocate Their Mobile Homes: Relocation Costs. An eligible mobilehome owner who has relocated or elected in writing to relocate his or her mobile home shall be entitled to a housing allowance of One Thousand Five Hundred Dollars (\$1,500.00), adjusted for inflation, plus the actual cost of relocation of the mobile home to another mobilehome park which is within twenty (20) miles of the converting park, including the cost of disassembly of the mobile home, its transportation to the new site, its reinstallation at the new site, and replacement or reconstruction of blocks, shiplap siding, porches, decks and awnings. (Ord. 230 (part), 6/21/88)

XI-20-9.03 Owners Electing to Sell--Payment of "In-place" Value or Cost of Local

Relocation

An eligible mobilehome owner who has not relocated his or her mobile home and has elected in writing to sell such mobile home shall be entitled to the relocation benefit set forth in Subsection 9.03-2.

9.03-1 The applicant shall have the right to limit his or her responsibility to the owner of the mobile home to the cost of relocation to a vacant mobilehome site in a comparable mobilehome park not greater than twenty (20) miles from the mobilehome park which is the subject of the proposed change of use, which park will accept the mobile home to be relocated. If the applicant is able to secure such site, his or her responsibility under this Section 9.03 shall be limited to the maximum amounts required under Subsection 9.02-1. No applicant shall exercise any rights pursuant to this subparagraph unless and until he or she shall have filed with the Community Development Manager a written declaration to such effect, and until the Community Development Manager shall have conducted a random selection from among the names of all persons otherwise entitled to receive a benefit under Subsection 9.02-1 to determine a priority list as to mobilehome owners who may be subject to relocation of their mobile homes pursuant to this subparagraph. No mobilehome owner who has elected to sell his or her mobile home shall be subject to relocation of such mobile home other than by reference to such priority list.

9.03-2 If the applicant has not filed a declaration or is unable to procure such a site, then the applicant shall be required to purchase the mobile home from the mobilehome owner at ninety-five percent (95%) of the "in-place" value of the mobile home, which is hereby defined as the value of such mobile home if it were located in a comparable mobilehome park. The applicant and the mobilehome owner shall each select one appraiser who is qualified to appraise the value of mobile homes, who shall prepare and submit an appraisal of the value of the mobile home. Each party shall bear the cost and expense of the appraiser he or she selects. The parties shall exchange appraisals. If the higher appraisal is less than ten percent (10%) higher than the lower appraisal, the purchase price shall be the average of the two appraisals. If the higher appraisal exceeds the lower appraisal by ten percent (10%) or more, the parties or their appraisers shall select a third appraiser upon whom they shall mutually agree, who shall make another appraisal of the mobile home. If the parties or their appraisers are unable to agree upon a third appraiser, such appraiser shall be selected by the Presiding Judge of the Superior Court of the County of Santa Clara. If a third appraiser is selected by the parties, their appraisers, or the court, the purchase price of the mobile home shall be the amount stated in one of the two initial appraisals which is closest to the amount stated in the third appraisal. The costs and expense of the third appraiser shall be borne equally by both parties. Nothing herein shall preclude the parties from entering into a good-faith settlement on the purchase price of the mobile home at any time. (Ord. 230 (part), 6/21/88)

XI-20-9.04 Services of Housing Experts

All eligible mobilehome owners, except for those not occupying mobile homes within the mobilehome park, and all mobile homes within the mobilehome park, and all mobilehome tenants of eligible mobilehome owners, shall be provided with the services of one or more housing experts to assist them in relocating to available and appropriate housing upon their request. Any such experts shall be familiar with the housing market, individual needs for housing types, and income and loan requirements of various types of housing. Such assistance shall include financial advice, the explanation of the various housing alternatives available, and transportation of residents who are unable to operate motor vehicles to the various housing alternatives. Any housing experts selected by the applicant shall be subject to the approval of the Community Development Manager. (Ord. 230 (part), 6/21/88)

XI-20-9.05 Right of First Refusal—Housing on Site

All eligible mobilehome owners and all mobilehome tenants of eligible mobilehome owners shall be provided with a right of first refusal to purchase housing to be constructed for sale on the site of the mobilehome park, or to lease or rent rental housing to be constructed for lease or rental on such site.

9.05-1 No benefits shall be provided to any person who is renting a mobile home.

9.05-2 No waiver by an eligible mobilehome owner of any of his or her rights pursuant to this Section shall be valid or effective for any purpose. (Ord. 230 (part), 6/21/88)

XI-20-9.06 Urgent Need to Relocate

Provisions shall be made for those mobilehome owners who have a demonstrated urgent need to relocate, as determined by the Council, prior to the date set forth in the impact report. Such provisions shall be limited to payments of a reasonable approximation of the in-place value as approved by the Council. (Ord. 230 (part), 6/21/88)

Section 10 Application for Exemption from Relocation Assistance Obligations

XI-20-10.01 Filing--Notice

10.01-1 Any person who files an application for change of use of a mobilehome park may, simultaneous with such application, file an application for total or partial exemption from the obligation to provide relocation assistance pursuant to Section 9. The owner of a mobilehome park as to whom the Community Development Manager has made a determination pursuant to Section 6.01-2 may also file such an application for exemption not later than thirty (30) days from the date of transmittal of the notice of determination by the Community Development Manager pursuant to Section 6.01-3.

10.01-2 If such application is filed, notice of such application, with the information contained therein, and distribution thereof to the owners and occupants of the mobilehome park shall be accomplished pursuant to Sections 7.01-1 and 7.01-2. (Ord. 230 (part), 6/21/88)

XI-20-10.02 Basis for Application

Any such application shall state that it is made on either or both of the following bases:

10.02-1 That imposition of the full relocation obligations would eliminate substantially all reasonable use or economic value of the property. Such basis may only be established if it is demonstrated that the imposition of such obligations would eliminate the reasonable use or economic value of the property for alternate uses, and that continued use of the property as a mobilehome park would eliminate substantially all reasonable use or economic value of the property.

10.02-2 That a court of competent jurisdiction has determined in connection with a proceeding in bankruptcy that the closure or cessation of use of said property as a mobilehome park is necessary, and that such court has taken further action which would prohibit or preclude payment of relocation assistance benefits, in whole or in part. (Ord. 230 (part), 6/21/88)

XI-20-10.03 Application--Contents

Any such application made pursuant to Subsection 10.02-1 shall contain, at a minimum, the following information:

10.03-1 Statements of profit and loss from the operations of the mobilehome park for the most recent five (5) year period of the date of the application or request, certified by a certified public accountant.

10.03-2 If the applicant contends that continued use of the property as a mobilehome park necessitates repairs or improvements or both, and that the cost thereof makes continuation of the park economically infeasible, a statement made under penalty of perjury by a general contractor licensed as such pursuant to the laws of the State of California, certifying that such contractor has thoroughly inspected the entire mobilehome park; that such contractor has determined that certain repairs and improvements must be made to the park to maintain the park in a decent, safe and sanitary condition; the minimum period of time in which such improvements or repairs must be made; an itemized statement of such improvements and repairs; and the estimated cost thereof. The applicant shall also submit a statement verified by a certified public accountant as to the necessary increase in rental rates of mobilehome sites within the park within the next five (5)

years necessary to pay for such repairs or improvements.

10.03-3 The estimated total cost of relocation assistance which would otherwise be required to be provided pursuant to this Chapter, which shall be based upon documented surveys included with the application of the available mobilehome sites within two hundred (200) miles of the mobilehome park, residents of the park who would elect to relocate and those who would elect to sell their mobile homes, and the value of the mobile homes in the park based upon recent sales of representative mobile homes in the park.

10.03-4 An estimate of the value of the mobilehome park by a qualified real estate appraiser if the park were permitted to be developed for the use proposed in the application for redevelopment of the park, and an estimate of the value of such park by such appraiser if use of the property as a mobilehome park is continued.

10.03-5 Such other information which the applicant believes to be pertinent, or which may be required by the Community Development Manager. (Ord. 230 (part), 6/21/88)

XI-20-10.04 Required Documentation

Any such application filed pursuant to Subsection 10.02-2 shall be accompanied by adequate documentation as to the title, case number, and court in which the bankruptcy proceeding was held, and copies of all pertinent judgments, orders and decrees of such court. (Ord. 230 (part), 6/21/88)

Section 11 Application for Conversion--Public Hearings--Findings

XI-20-11.01 Public Hearings--City Council Findings

A public hearing shall be held on the conversion impact report and on any application for exemption from relocation assistance obligations. Said hearings can be held in conjunction with the public hearing held by the Planning Commission and City Council on any General Plan amendment, rezoning, map or permit for the proposed change of use of a mobilehome park.

11.01-1 The Planning Commission shall recommend that the City Council make findings as set forth in this Section on the conversion impact report and on any application for exemption from relocation assistance obligations.

11.01-2 The City Council shall make one of the following findings on the conversion impact report:

- (a) That the conversion impact report complies with the requirements of this Chapter;
- (b) That the conversion impact report does not comply with one or more requirements of this Chapter. In such instance, the City Council shall indicate in which respects the report does not comply with such requirement. If the project is approved, the City Council may condition such approval upon amendments to the relocation plan.

11.01-3 Where an exemption from relocation assistance has been applied for based upon the impact of such assistance upon the reasonable use of the property pursuant to Section 10.02-1, the City Council shall make one of the following findings:

- (a) That the applicant shall not be exempt from relocation assistance obligations because sufficient evidence has not been shown that both of the following are true: that the continued use of the property as a mobilehome park would eliminate substantially all reasonable use of such property, and that the cost of relocation assistance benefits which would otherwise be required by this Chapter for alternative uses would eliminate substantially all reasonable use or economic value of the property for such uses;
- (b) That the applicant or owner shall be exempt from relocation assistance obligations, in whole or in part, because he or she has shown sufficient evidence that continued use of the property as a mobilehome park would eliminate substantially all reasonable use or economic value of such property, and that imposition of such obligations, in whole or in part, would eliminate substantially all reasonable alternate use or economic value of the property. In making such determination the City Council may take into account the financial history of the mobilehome park, its condition and the condition of amenities and improvements thereon, the cost of any necessary repairs, improvements or rehabilitation of such park, the estimated cost of relocation assistance benefits, the fair market value of the property for the proposed alternative use, the fair market value of the property for continued use as a mobilehome park, and other pertinent evidence presented. In

rendering its decision, the City Council shall have the power to eliminate or waive all or portions of any type of benefit which would otherwise be applicable and shall expressly indicate in its decision any such waiver or elimination and the degree thereof.

11.01-4 Where an exemption from relocation assistance has been applied for based upon bankruptcy proceedings pursuant to Section 10.02-2, the City Council shall make one of the following findings:

(a) That the application or project shall be exempt from relocation assistance obligations, in whole or in part, because a court of competent jurisdiction has determined in connection with a proceeding in bankruptcy that the closure or cessation of use of said property as a mobilehome park is necessary, and because such court has taken further action which would prohibit or preclude payment of such benefits, whether in whole or in part. In rendering its decision, the City Council shall have the power to eliminate or waive all or portions of any type of benefit to the extent necessary to comply with the judgment, order or decree of the court;

(b) That the applicant shall not be exempt from any relocation assistance obligations based upon any actions of a court of bankruptcy, because sufficient evidence has not been shown that any such court has ordered the closure or cessation of use of said property as a mobilehome park, or that such court has prohibited or precluded the payment of any such benefits, or both.

11.01-5 No request or application for an amendment to the General Plan or Zoning Ordinance, or approval of a tentative map, special development or use permit for change of use of a mobilehome park shall be approved unless and until the City Council shall have determined that the conversion impact report complies with the requirements of this Chapter. The approval of an exemption from relocation assistance obligations shall have the effect of elimination of the requirement of such portion of the conversion impact report. If such conversion impact report is determined not to comply with the requirements of this Chapter, the aforementioned request or amendment shall not be considered further unless and until the report is revised, a public hearing upon appropriate notice is conducted thereon, and the report is determined to be in compliance with the requirements of this Chapter. (Ord. 230 (part), 6/21/88)

Section 12 Obligations of Applicant or Mobile Home Park Owner After Approval of Conversion Impact Report

XI-20-12.01 Applicant Obligations--Time Limits

After the date of determination that the conversion impact report complies with the requirements of this Chapter, the applicant shall undertake or be responsible for performance of the following obligations, except to the extent that the City Council may have exempted the application therefrom pursuant to Section XI-20-11:

12.01-1 Not later than thirty (30) days from the date of such determination, the housing specialist or specialists shall make personal contact with each resident of the mobilehome park and commence consultations to determine the proper relocation assistance to be provided. The housing specialist or specialists shall give each resident and former resident eligible to receive relocation assistance written notice of his or her relocation assistance and benefit options, the time limits within which he or she must select the desired option, one (1) or more copies of a standard form to be used for the resident to make his or her selection, and a designation of the person and place to whom and to which completed forms must be submitted.

12.01-2 Not later than four (4) months from the date of such determination, residents who are entitled to make elections between alternate benefits shall make such selection in writing. Such selection shall be submitted to the park owner or applicant, as the case may be, on a form provided by the housing specialist.

12.01-3 Not less than thirty-five (35) days prior to the date any resident is required to vacate the mobilehome park, any cash or monetary relocation assistance shall be paid to such resident, to any former resident eligible for such assistance, or to any person, firm or corporation performing relocation-related services for the resident, as the resident may direct.

12.01-4 Not more than six (6) months from the date of such determination, any required appraisals of mobile homes shall be completed. If any such appraisal is incomplete due to any act or omission of the mobilehome park owner or applicant, the otherwise required time for vacation of the mobilehome park by the residents affected by such delay shall be extended by ninety (90) days. If any such appraisal is incomplete due to any act or omission of a mobilehome owner, the owner of the mobilehome park or the applicant, as the case may be, shall give the

owner of the mobile home a written notice of such deficiency, which shall state that if the appraisal is not completed within thirty (30) days of the notice, the appraisal of the mobilehome park owner or applicant, as the case may be, shall govern. If the owner of such mobile home does not complete such appraisal within such period, the required valuation of the mobile home shall be based upon the appraisal of the mobilehome park owner or applicant, as the case may be. In addition, not more than six (6) months from the date of such determination, the applicant or owner of the mobilehome park, as the case may be, shall enter into contracts with moving contractors necessary for the relocation of mobile homes or personal property, or both.

12.01-5 The date upon which any resident of the mobilehome park is required to vacate such park, or upon which the owner of any mobile home is required to be removed from the mobilehome park, shall be not less than six (6) months from the date of notice of termination of tenancy and not less than thirty-five (35) days from the date of payment of any required relocation benefits.

12.01-6 If the owner of the mobilehome park or the applicant, on such application, specifically requests that any of the time limitations required by this Section be modified, the City Council shall consider any such modification and evidence relating to the need therefor at the public hearing on the conversion impact report. The City Council shall have the power to make modifications in such time limits, both in response to a request and on its own motion, in conjunction with any approval of a conversion impact report, as the City Council may deem just and reasonable. (Ord. 230 (part), 6/21/88)

Section 13 Payment of Relocation Assistance Benefits--Prerequisite to Issuance of Building Permit to Redevelop Park

XI-20-13.01 Verified and Itemized Payment Statement Required

No building permit shall be issued for the development of any real property which has been, or is being, converted from a mobilehome park pursuant to this Chapter unless and until the applicant or the owner of the property, as the case may be, who is responsible for payment of any required monetary relocation assistance, shall have filed with the Community Development Manager a verified statement made under penalty of perjury that relocation assistance payments required pursuant to this Chapter have been paid. Such statement shall specify in itemized form each payee, the amount paid, the date of payment, and the type of relocation or other assistance for which each such payment was made. (Ord. 230 (part), 6/21/88)

Section 14 Severability

XI-20-14.01 Severability

In the event any section or portion of this Chapter hereby shall be determined invalid, such section or portion shall be deemed severable and all other sections or portions hereof shall remain in full force and effect. (Ord. 230 (part), 6/21/88)

Section 15 Effective Date

XI-20-15.01 Effective Date

The ordinance codified in this Chapter shall become effective thirty (30) days from and after the date of its adoption. (Ord. 230 (part), 6/21/88)

Section 16 Exemption from CEQA

XI-20-16.01 Exemption Findings

The City Council finds, pursuant to Title 14 of the California Administrative Code, Section 15061,

that this Chapter is exempt from the requirements of the California Environmental Quality Act (CEQA) in that it is not a Project as provided for under Title 14, California Administrative Code, Section 15061(b)(1), in that it does not have a potential for resulting in a physical change in the environment, directly or ultimately, as provided in Title 14, California Administrative Code, Section 15378(a), and that it is further exempt under the definition of Project in Section 15378(b), in that it concerns general policy and procedure making; and the Council directs that Notice of Exemption be filed with the County Clerk and with the Secretary for Resources. (Ord. 230 (part), 6/21/88)

Section 17 Posting and Publication

XI-20-17.01 Posting and Publication--Time Limit

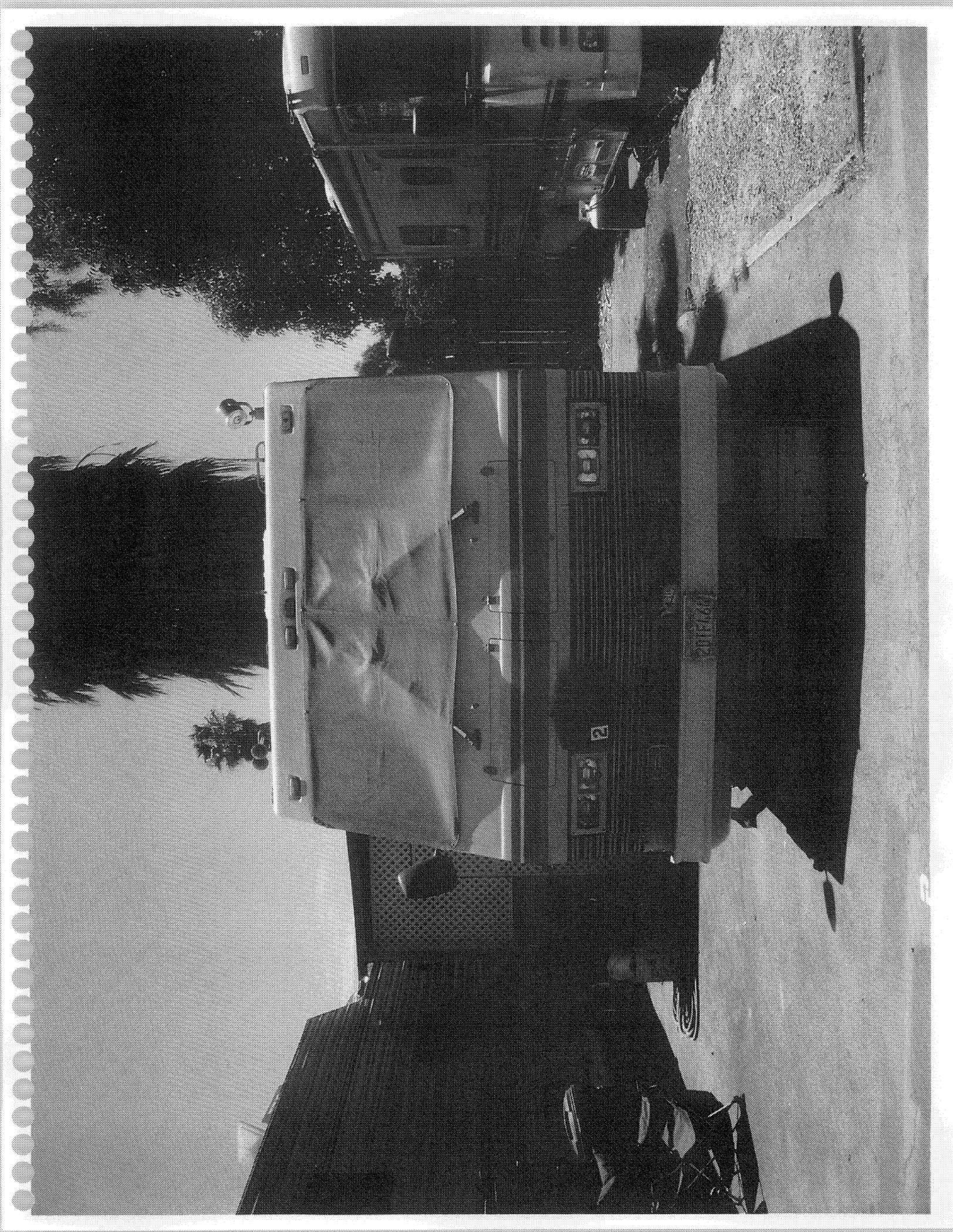
The City Clerk is directed to cause copies of the ordinance codified in this Chapter to be posted and to cause publication once in the Milpitas Post, the official newspaper of Milpitas, of a notice setting forth the date of the adoption and the title of the ordinance codified in this Chapter, within fifteen (15) days after adoption of the ordinance codified in this Chapter. (Ord. 230 (part), 6/21/88)

[<< previous](#) | [next >>](#)

Appendix 7

Photographs of Main Street Mobile Home & RV Park

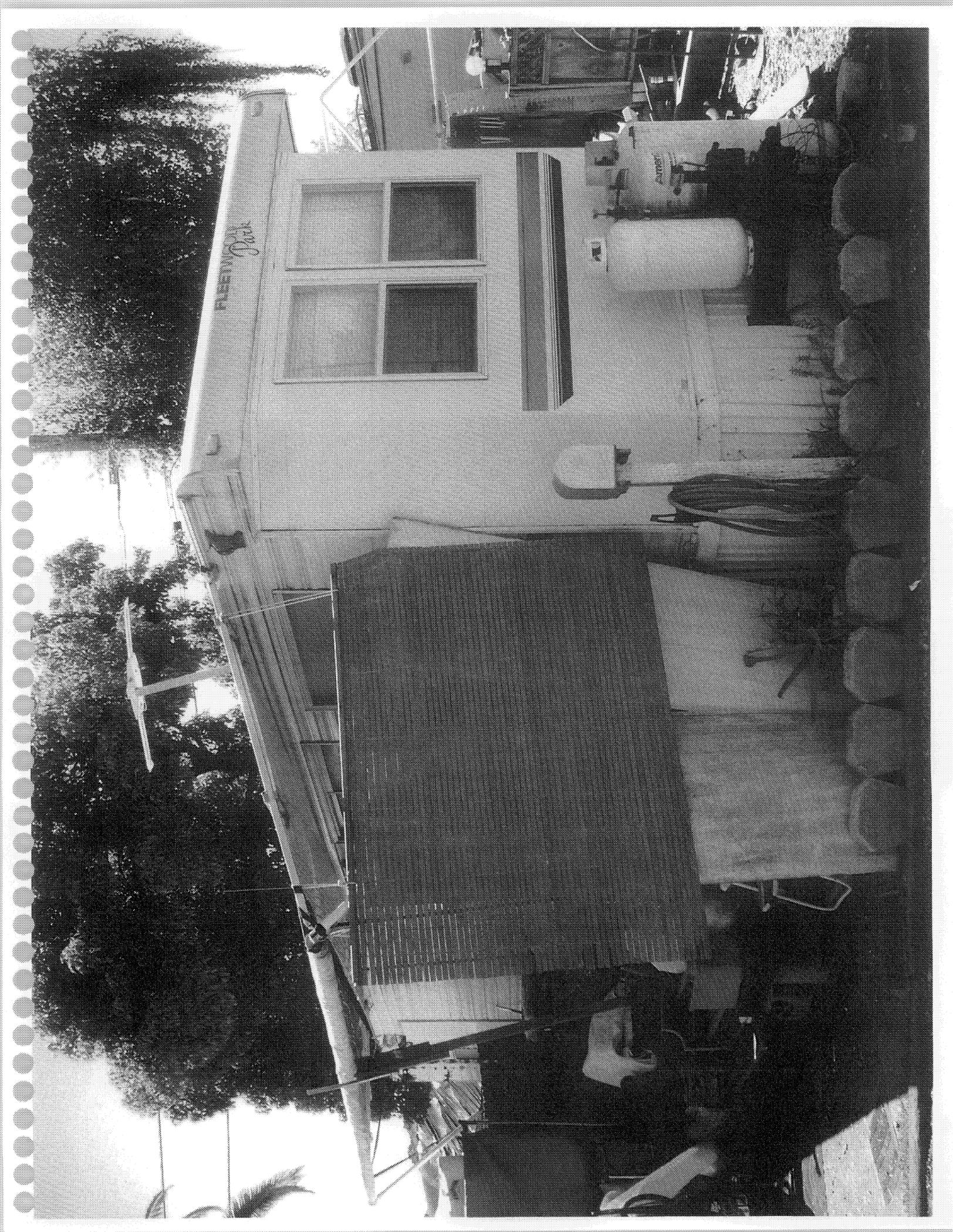


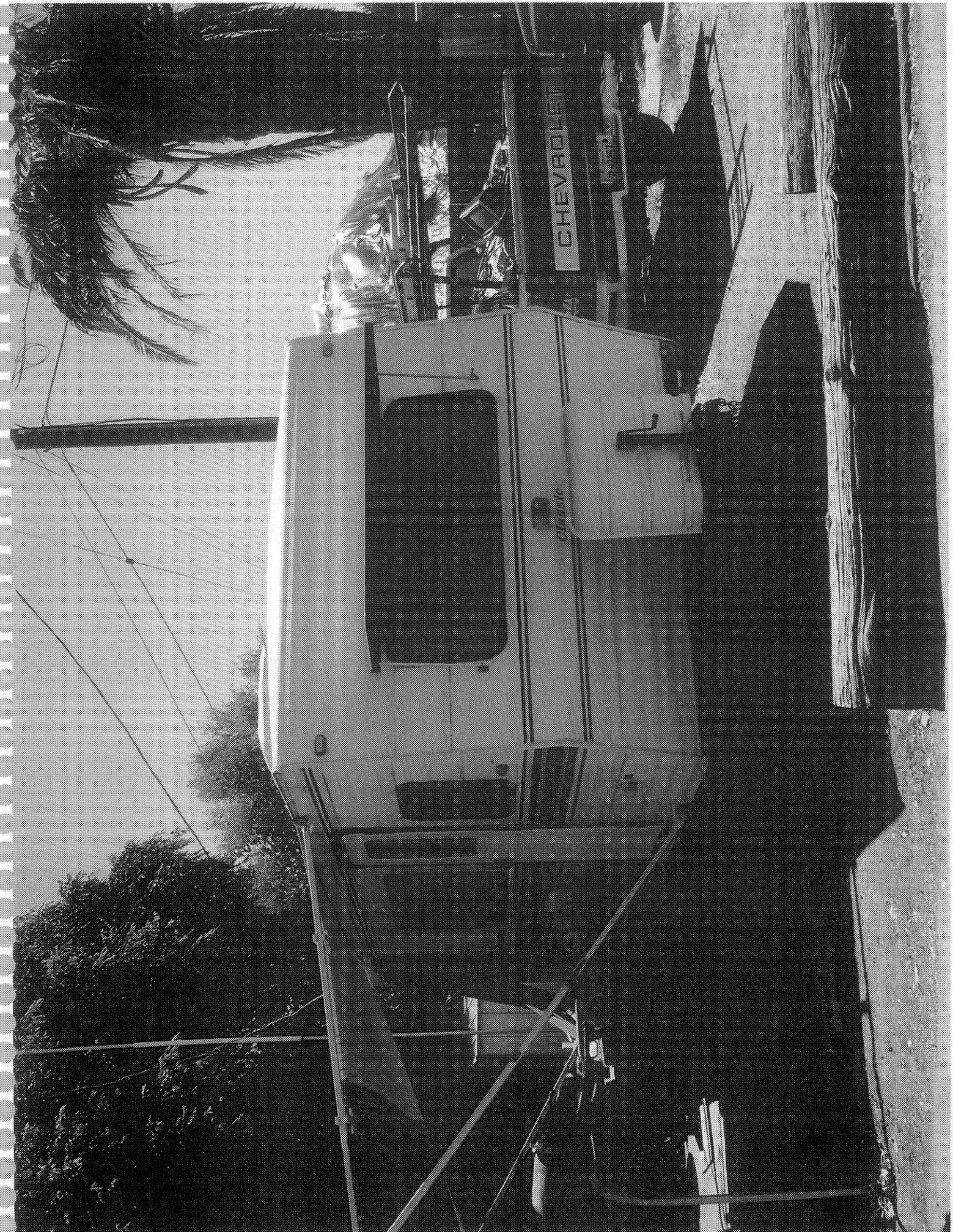


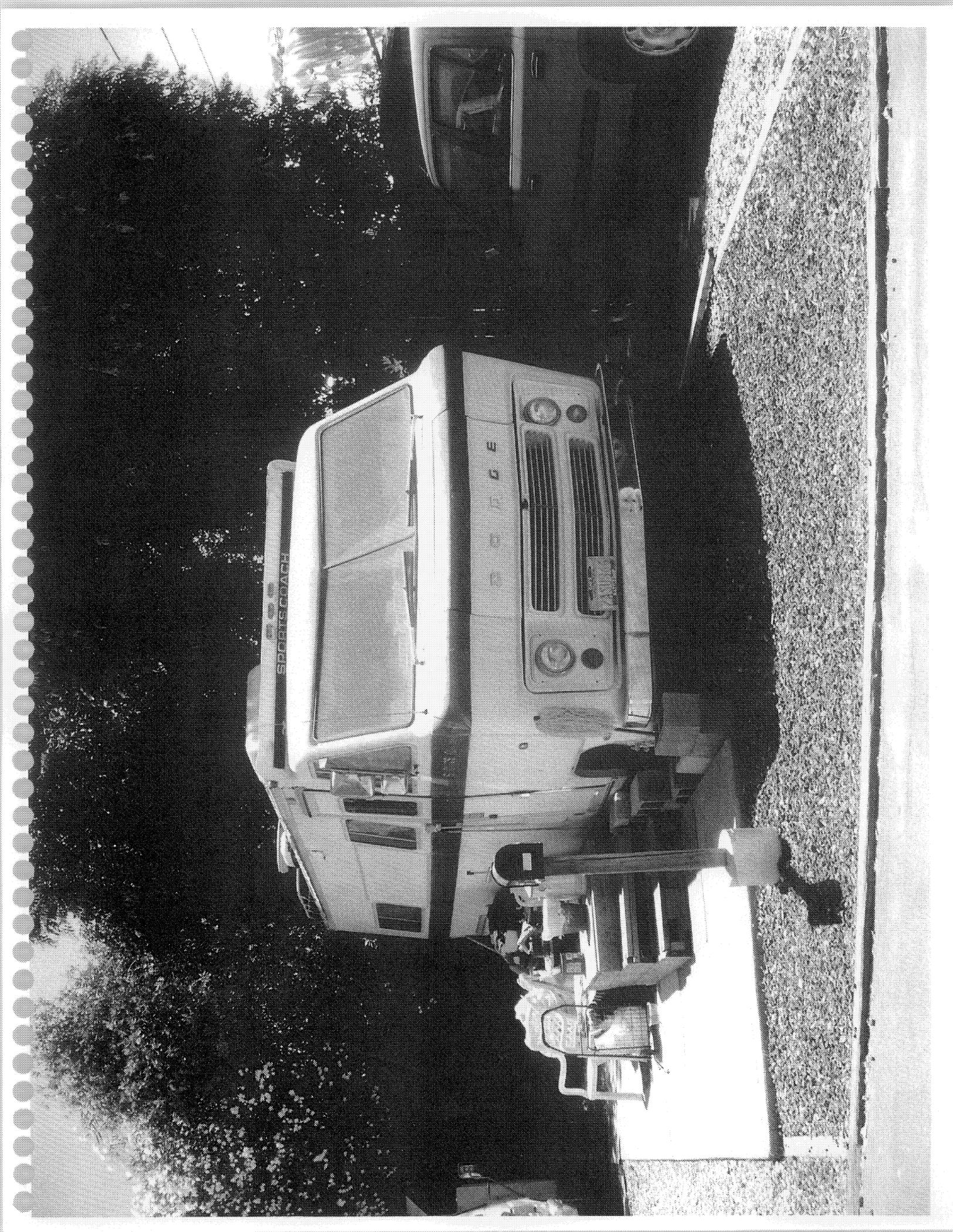


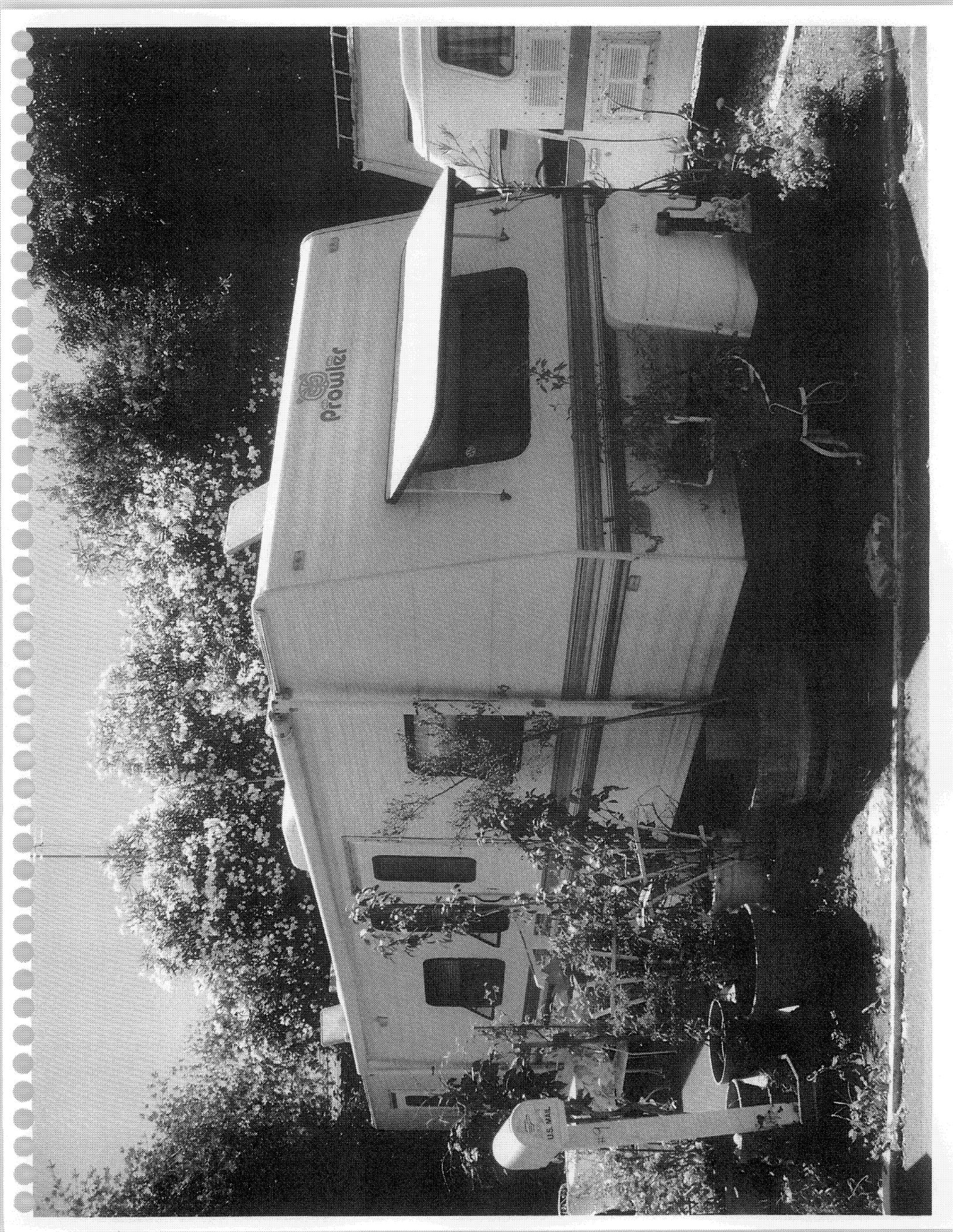
Prairie Schooner

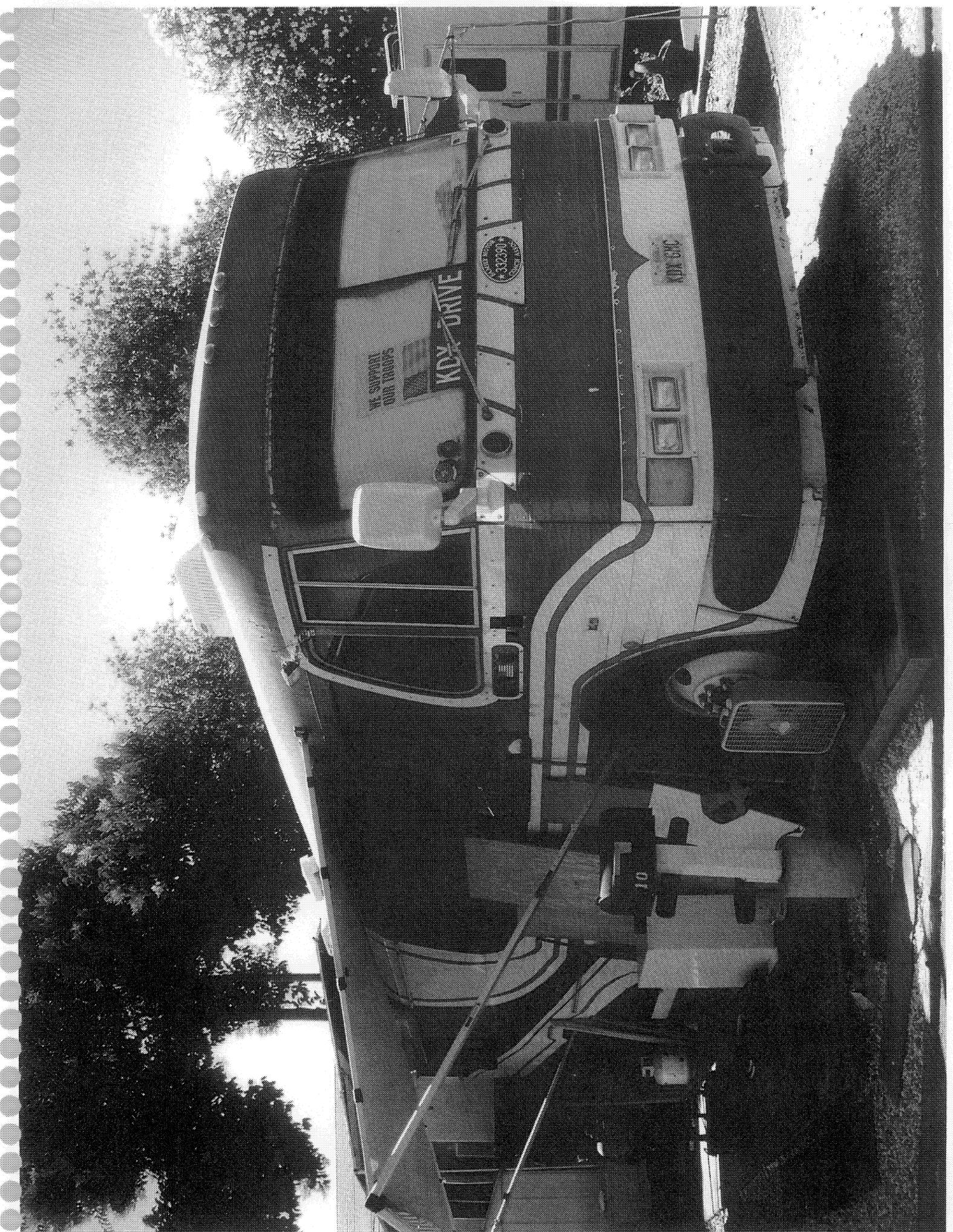


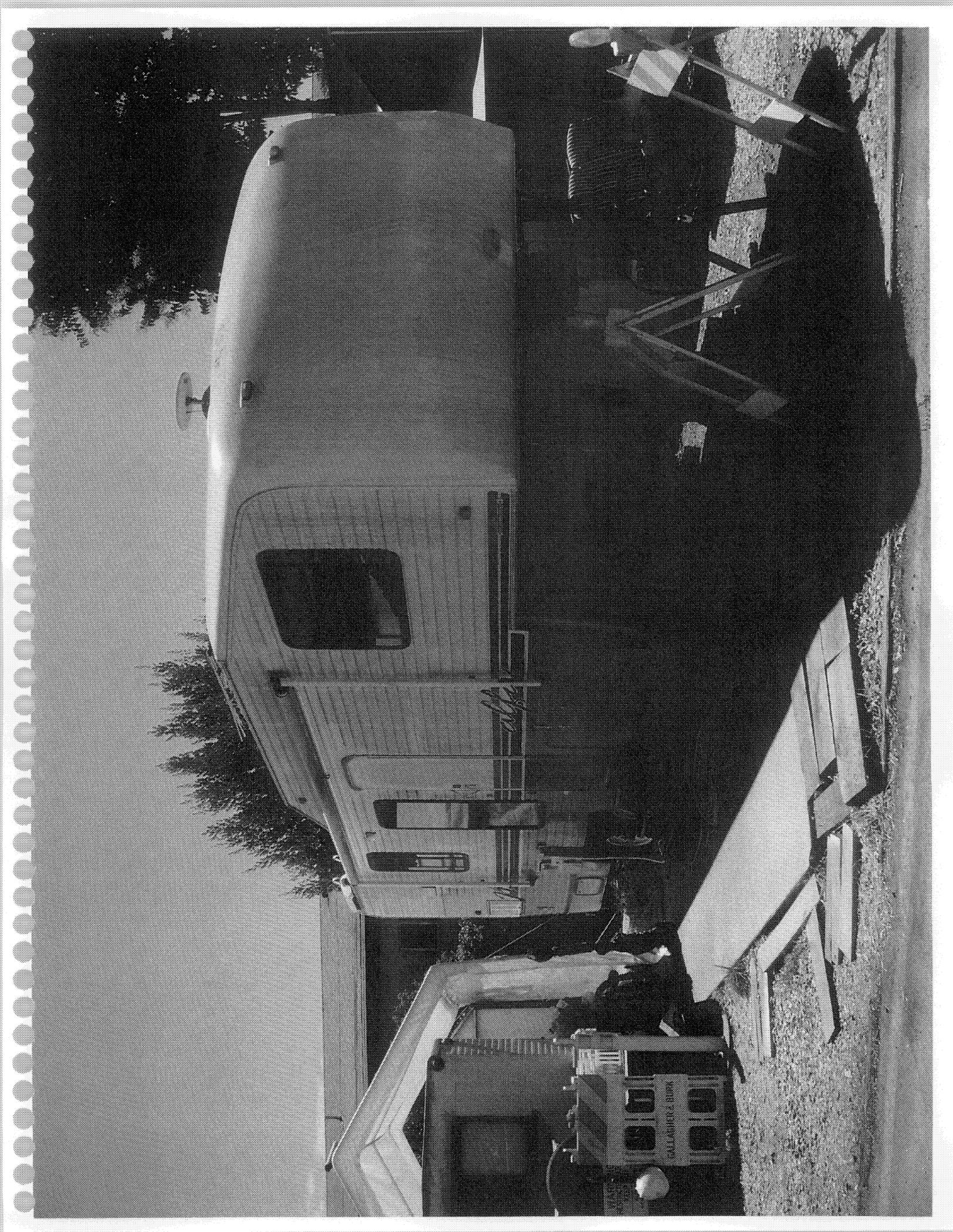


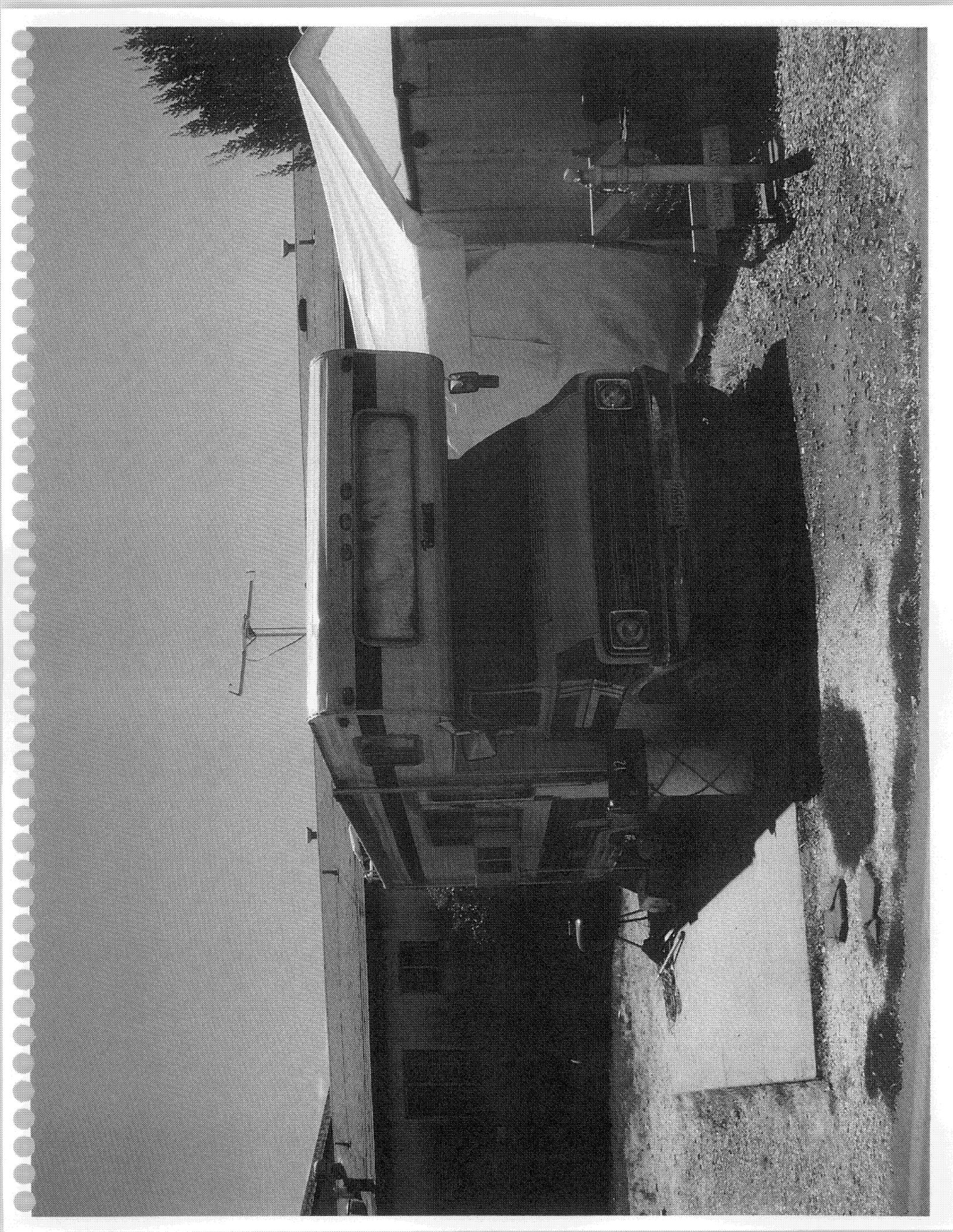






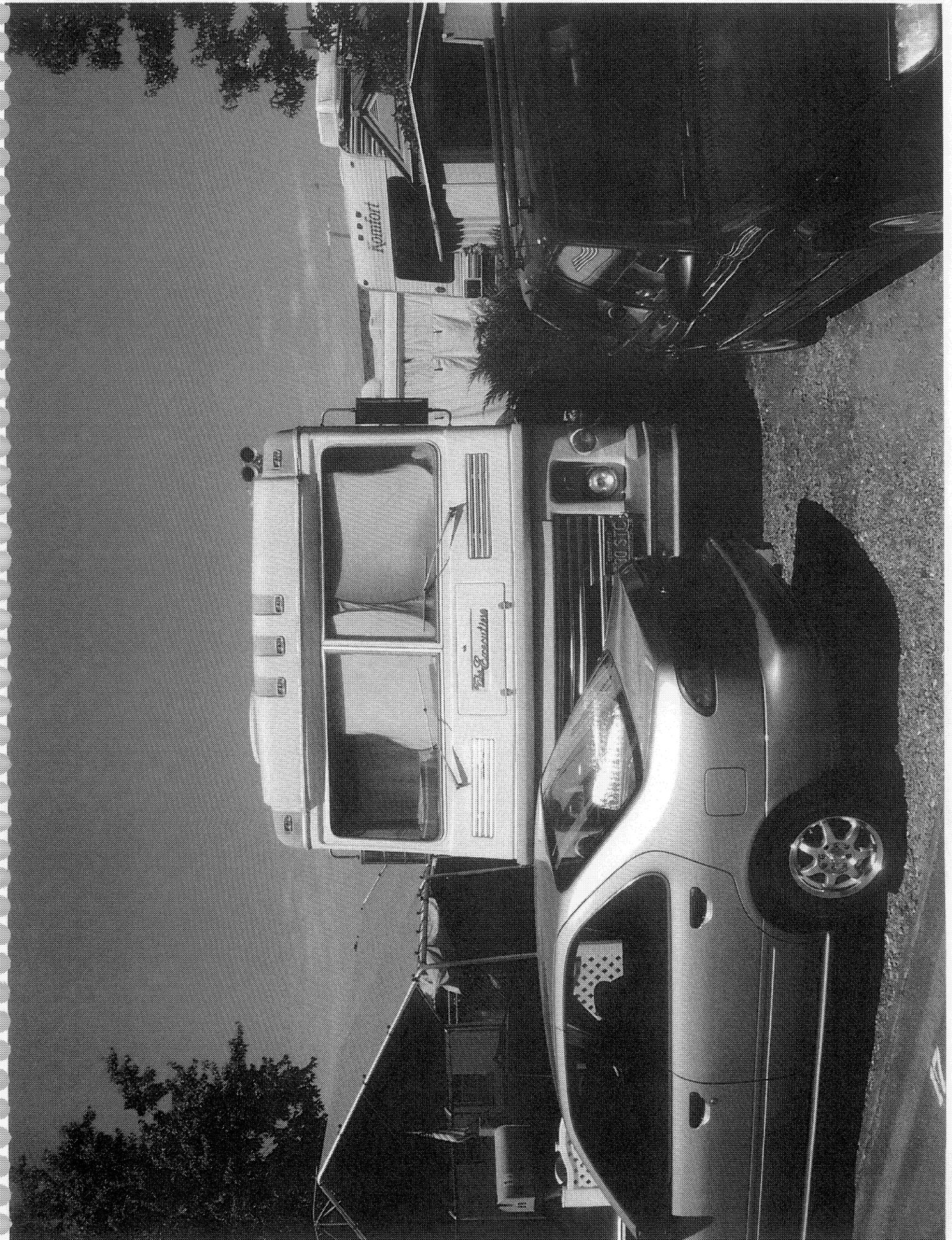




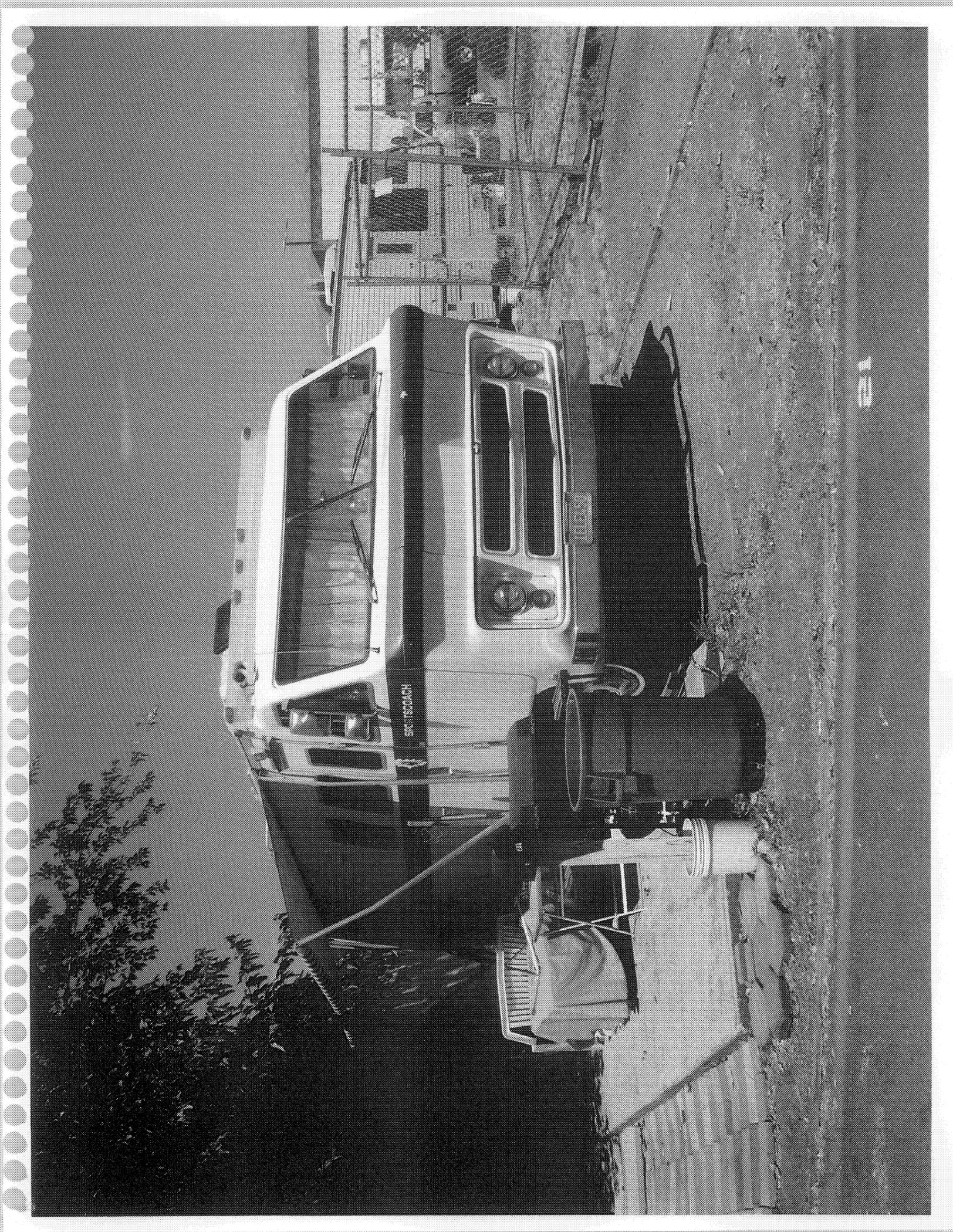


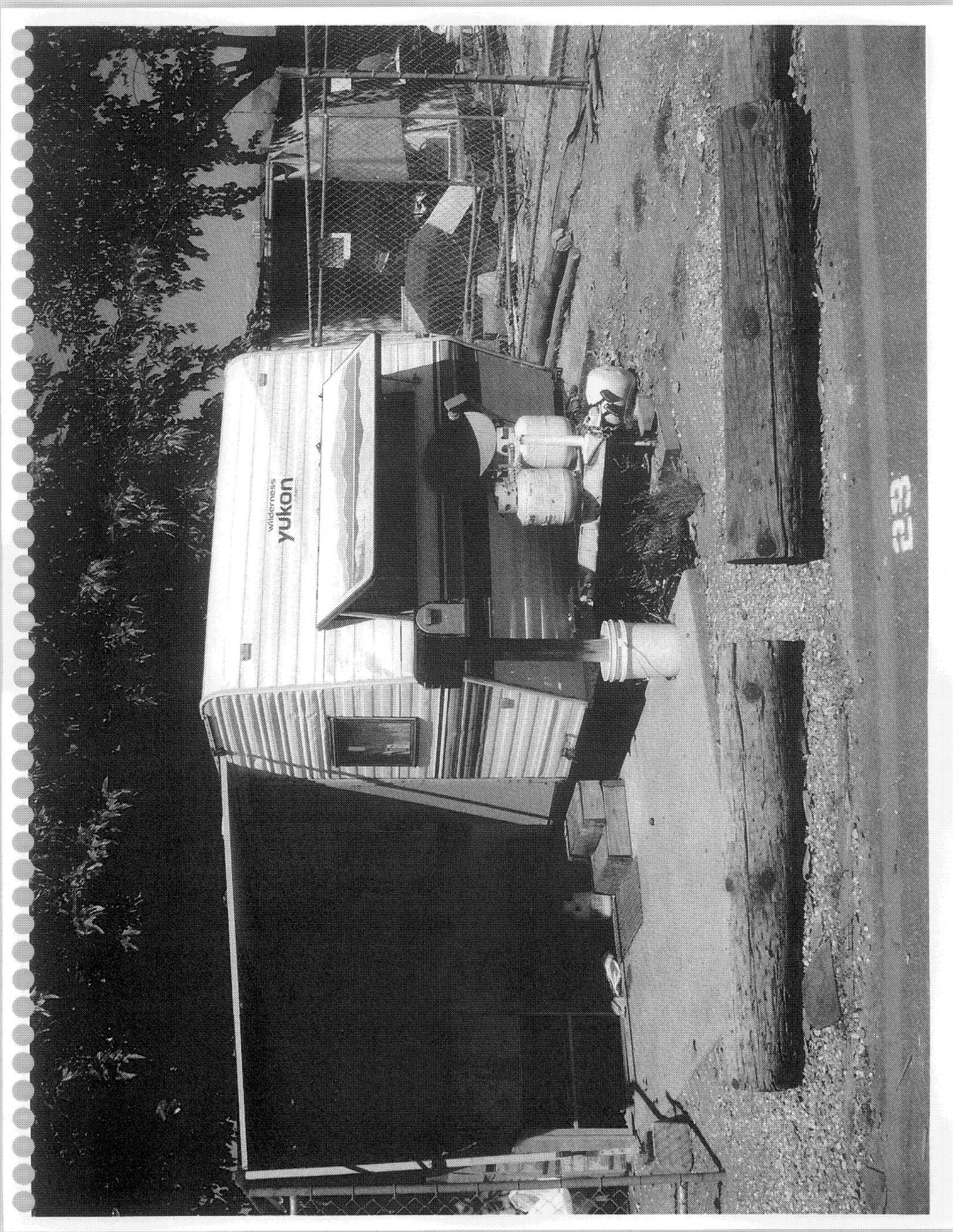






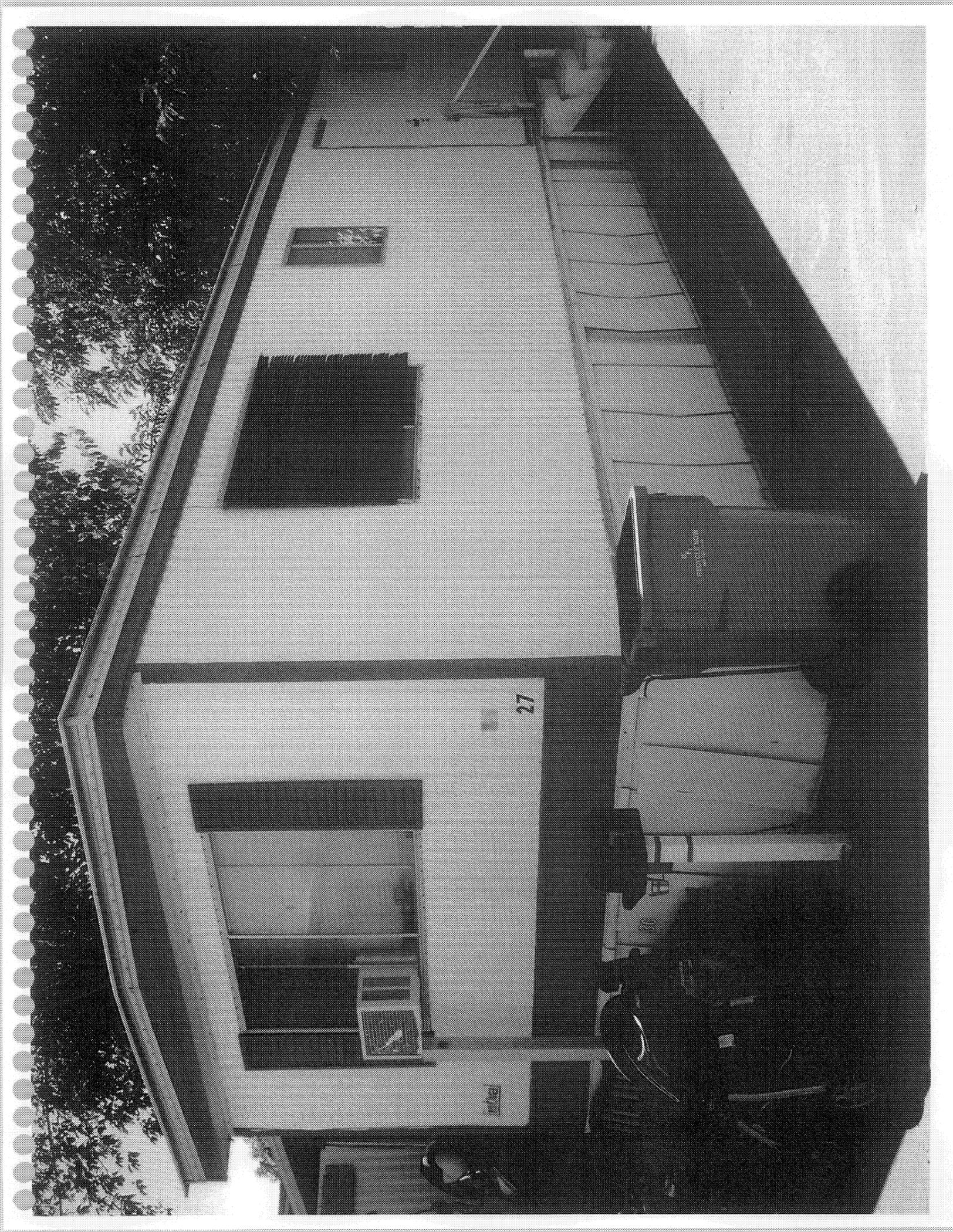






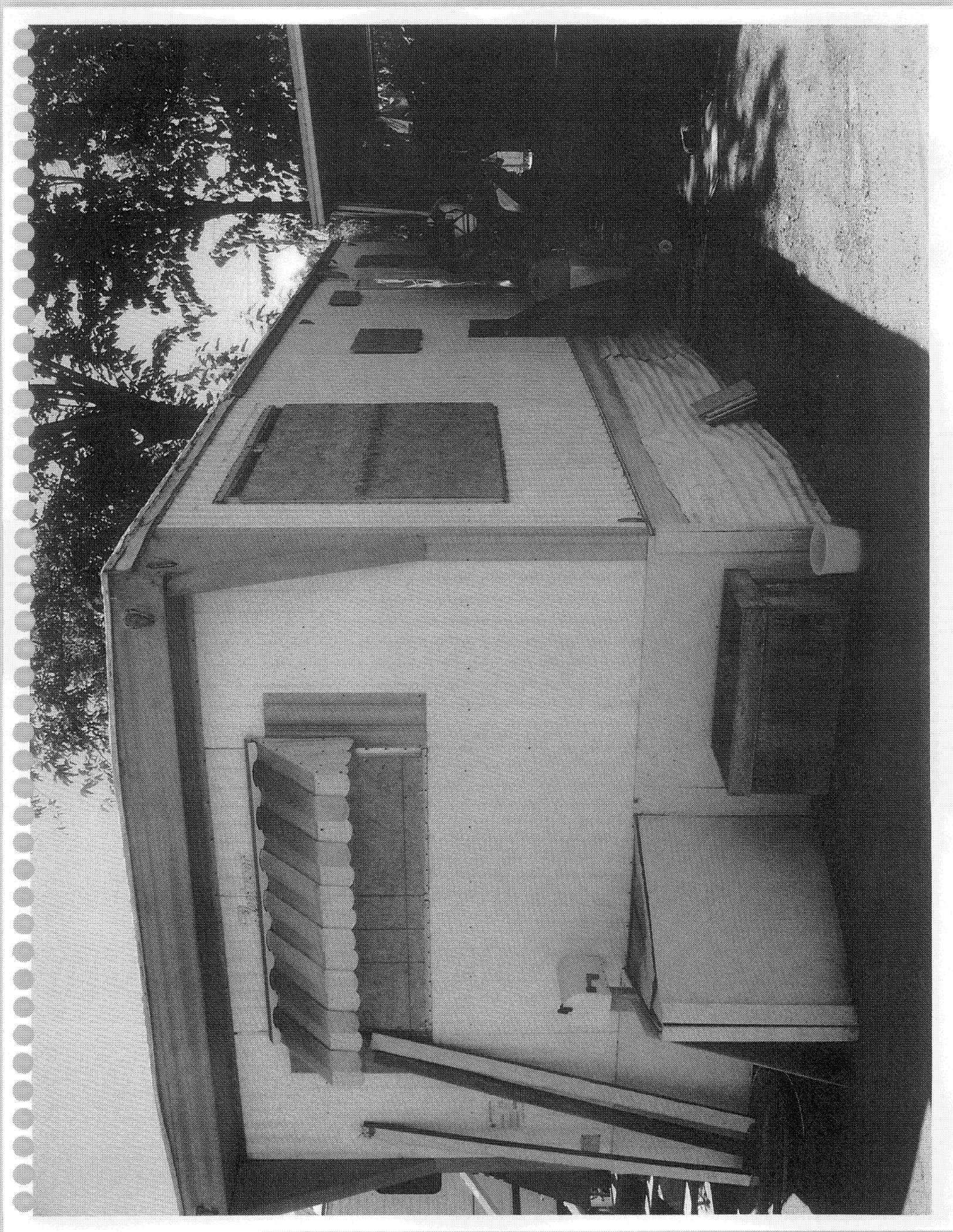


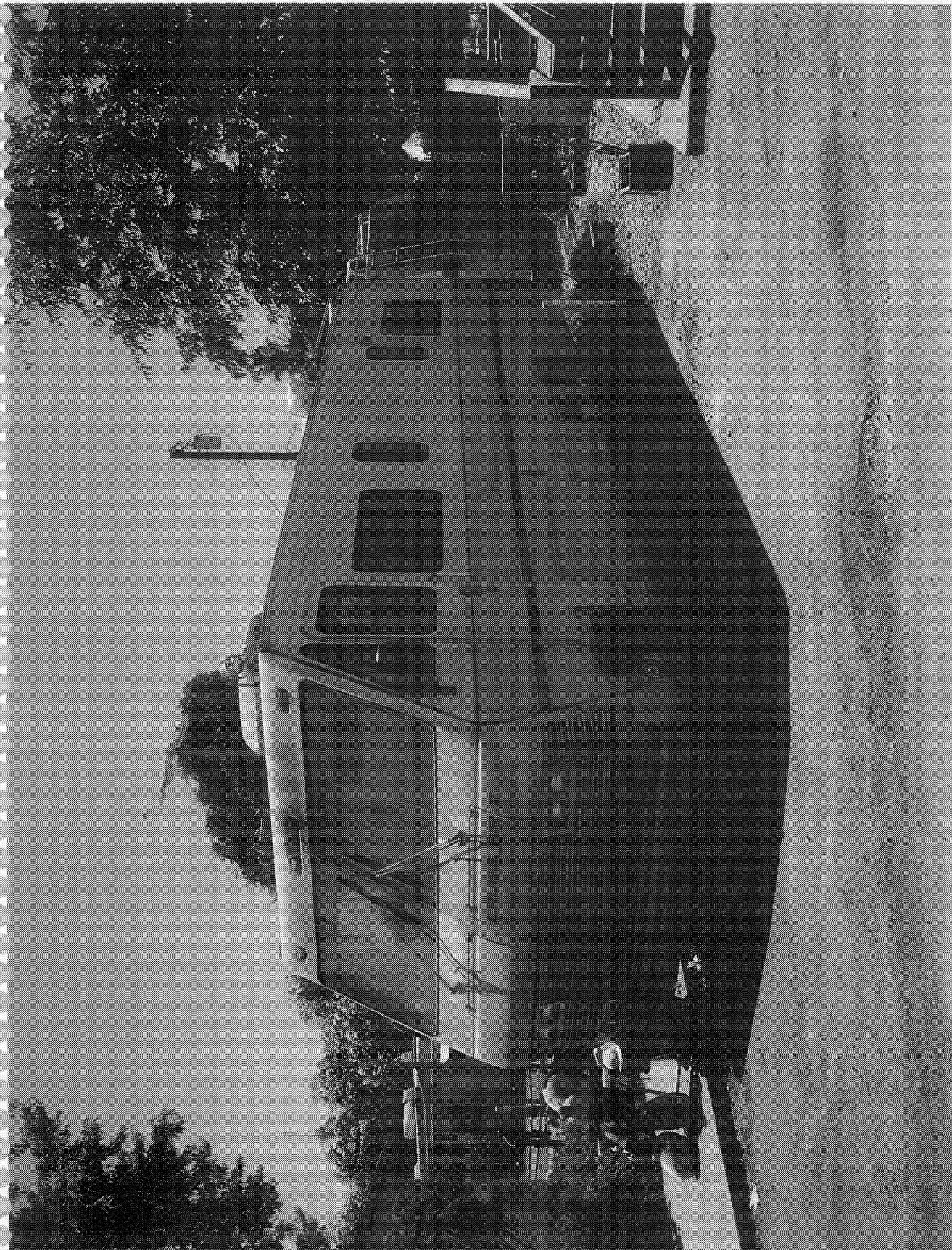




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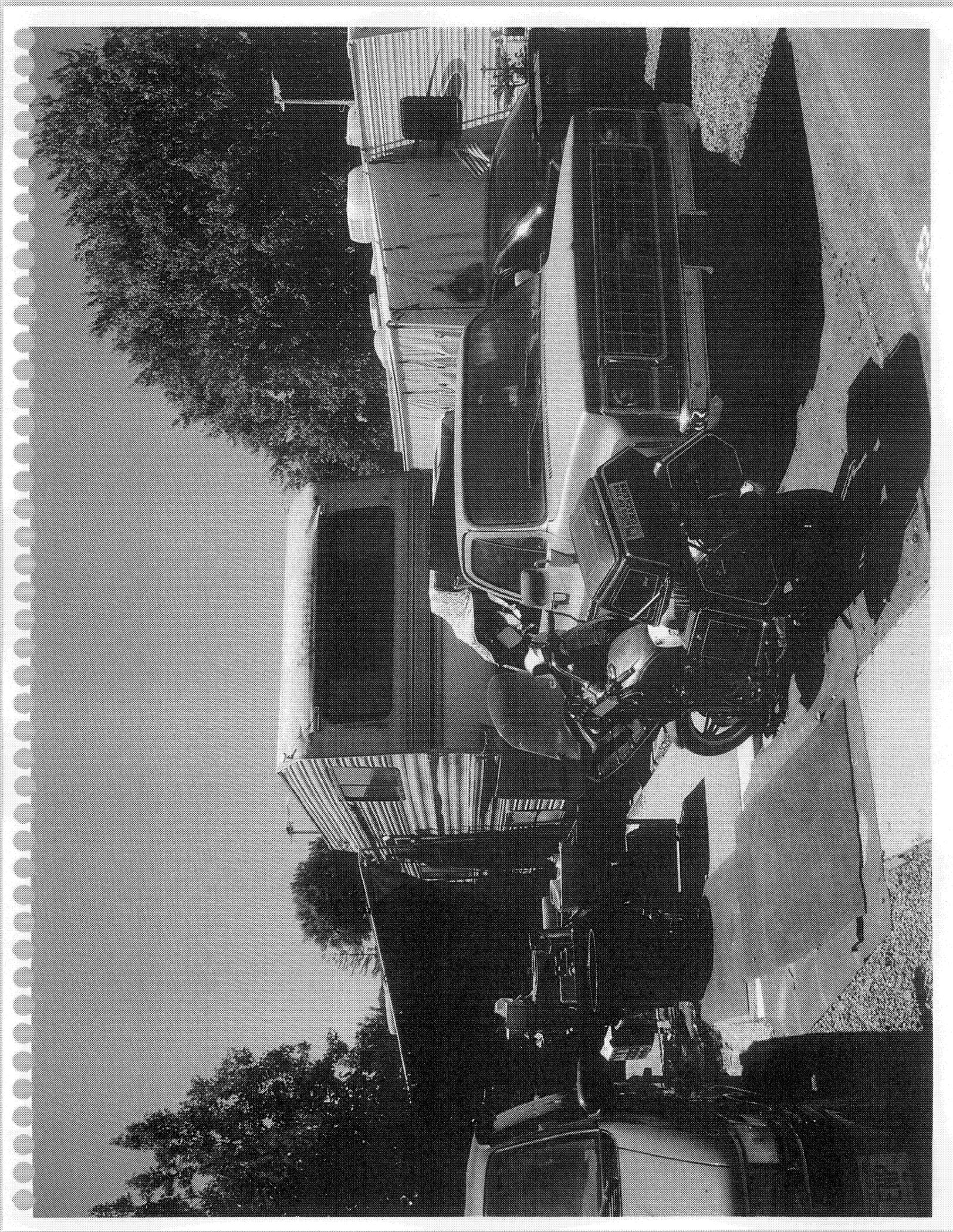


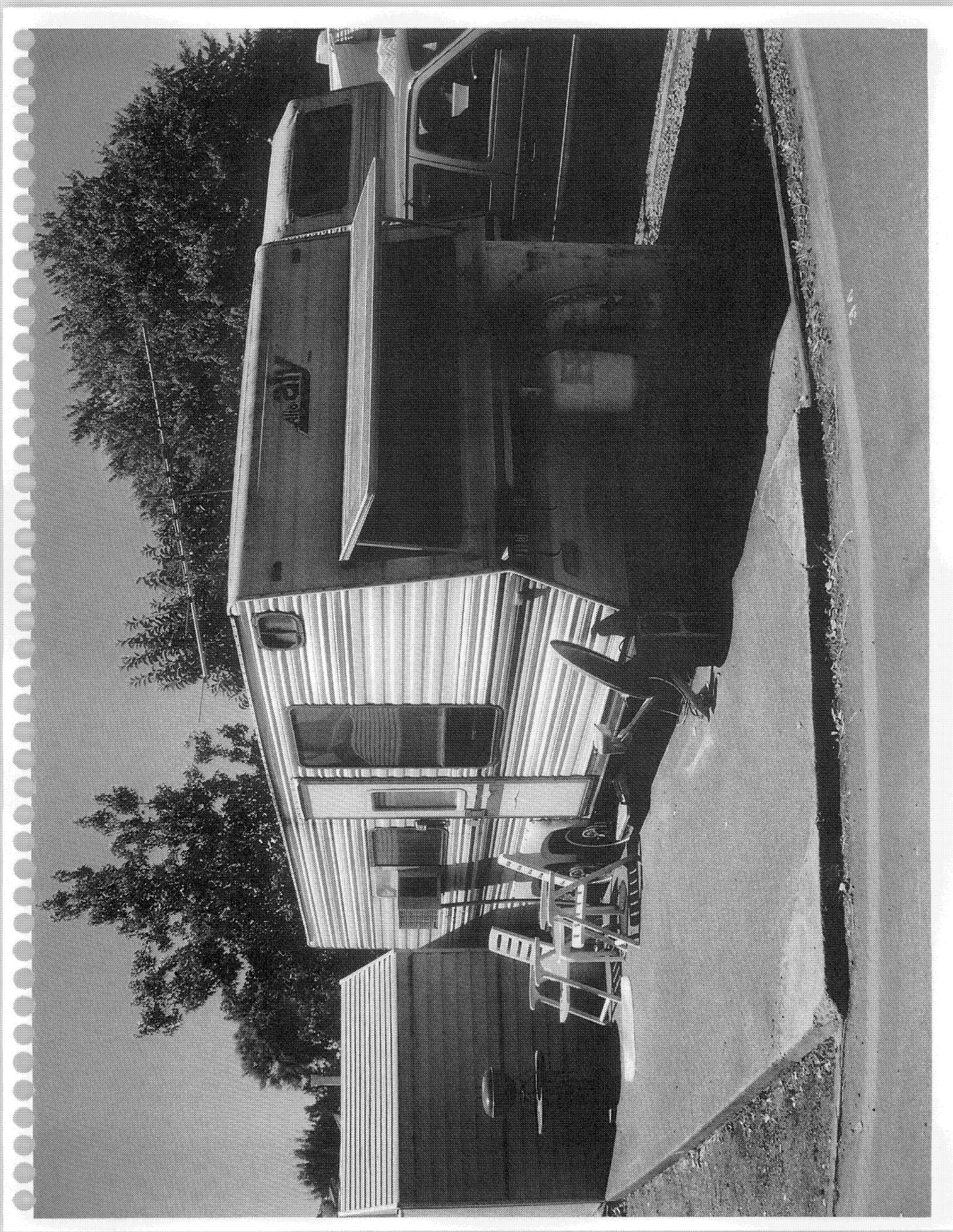
Prowler



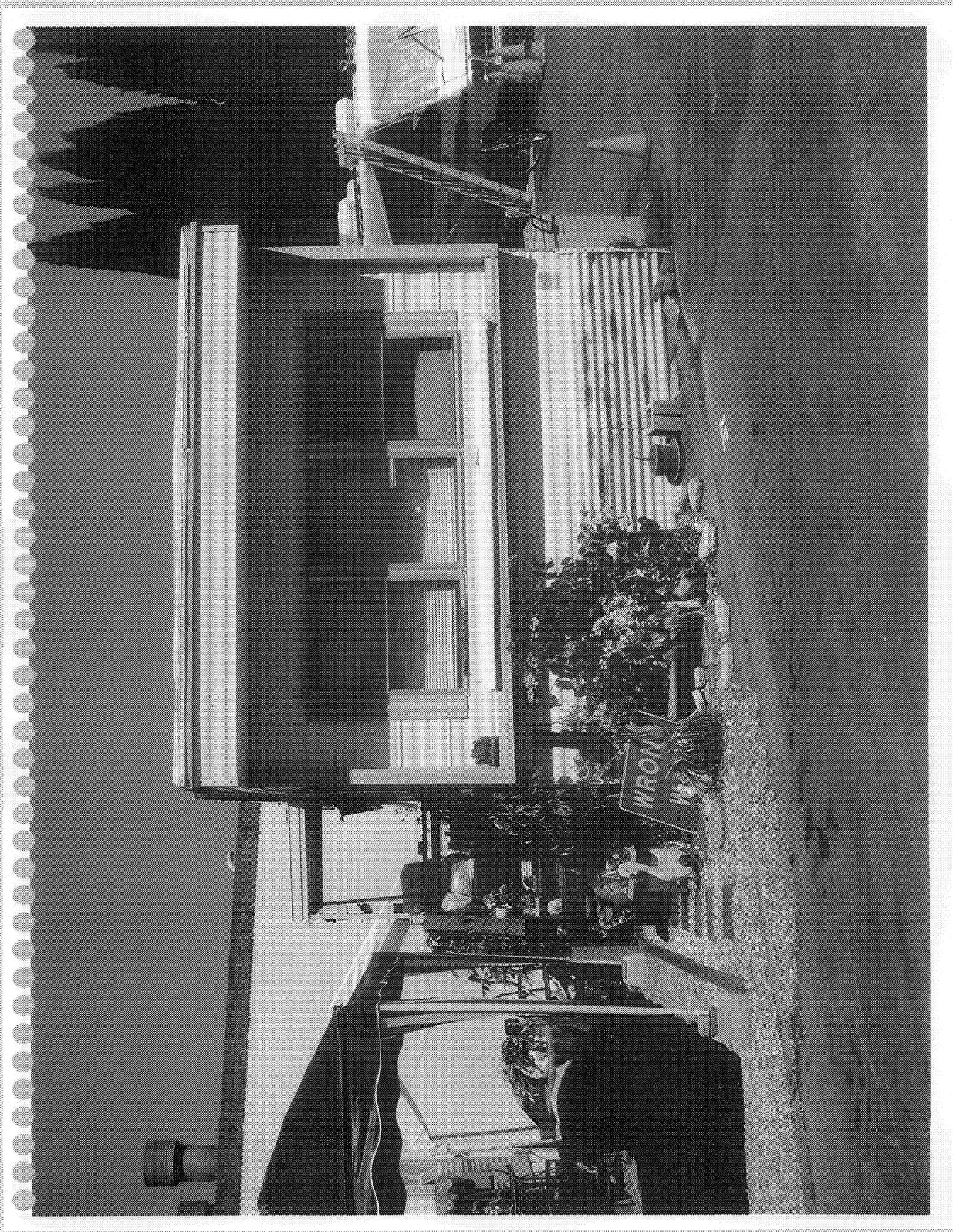
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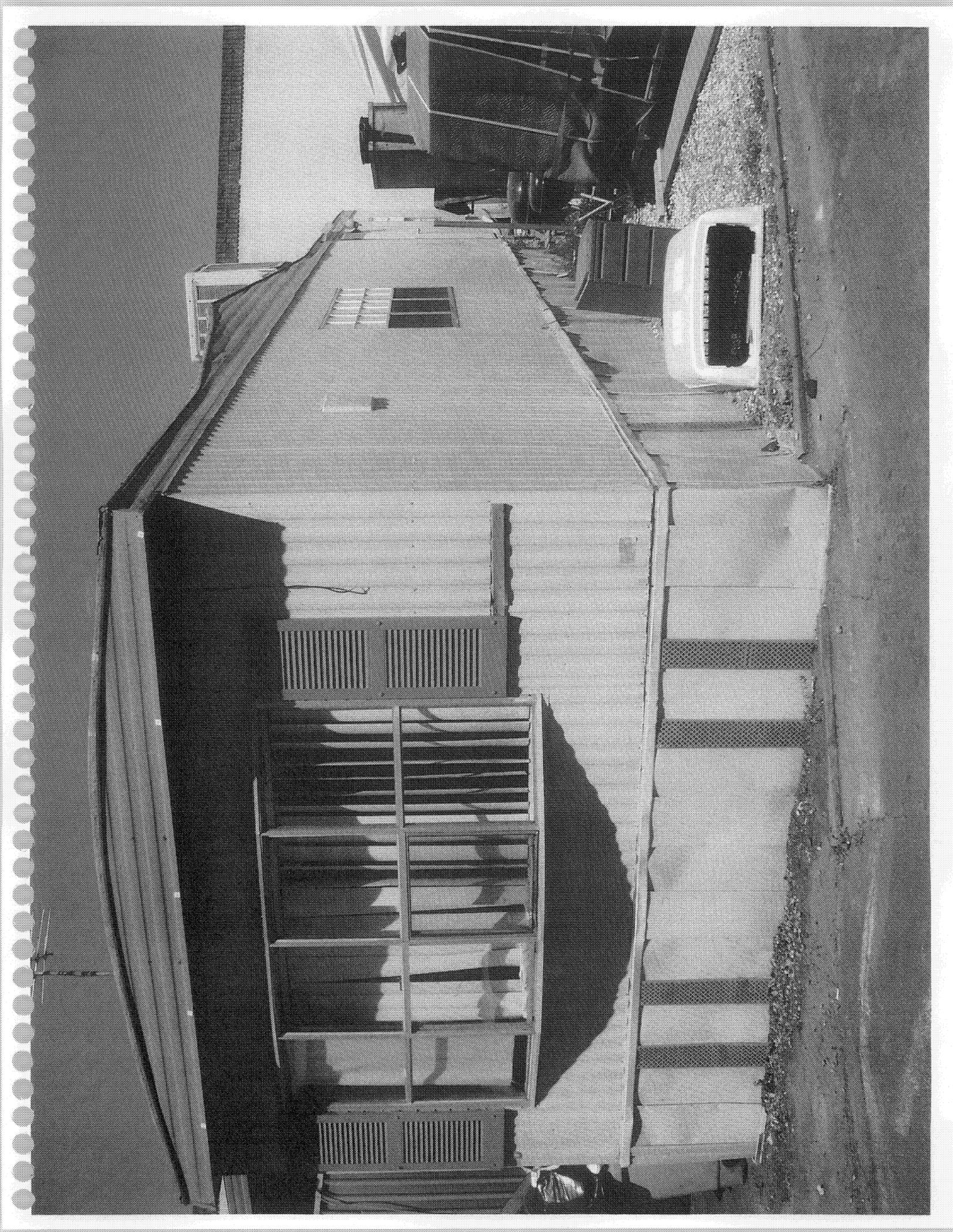




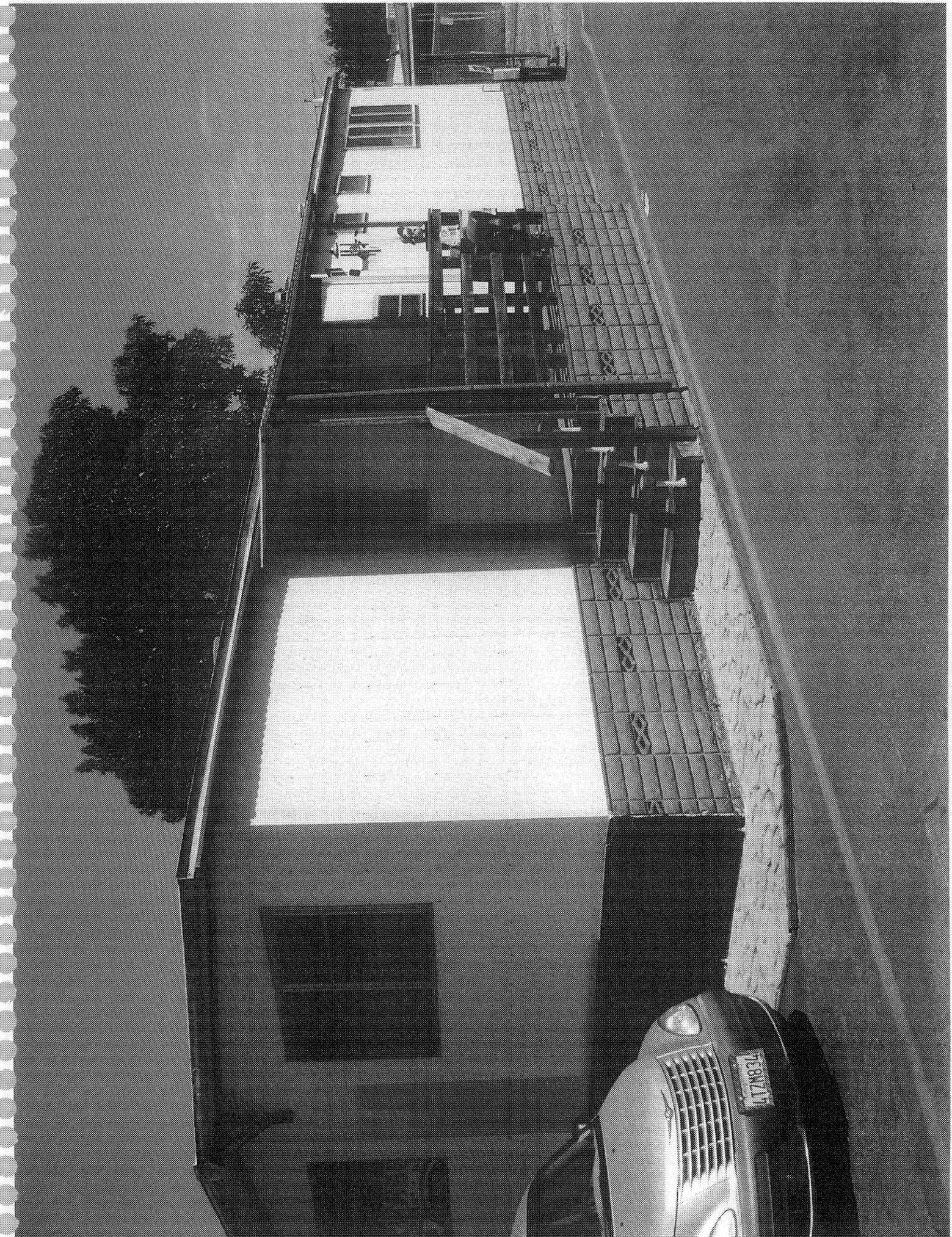
















SPEED
LIMIT
5
MPH

FOR THIS AREA
DRIVERS SHOULD MEET WITH
COURTESY BEFORE
WAITING TO BUY

Appendix 8

Legal Description of Main Street Mobile Home & RV Park

LEGAL DESCRIPTION

Real property in the City of Milpitas, County of Santa Clara, State of California, described as follows:

PARCEL ONE:

BEGINNING AT A POINT IN THE EASTERLY LINE OF SAN JOSE-MILPITAS ROAD AT THE NORTHWESTERLY CORNER OF THAT CERTAIN 0.54 ACRE TRACT OF LAND DESCRIBED IN THE DEED FROM J.H. GUERRERO, ET AL TO PACIFIC GAS AND ELECTRIC COMPANY, A CALIFORNIA CORPORATION, DATED JULY 12, 1956 AND RECORDED JULY 13, 1956 IN BOOK 3549, OF OFFICIAL RECORDS, AT PAGE 403, SANTA CLARA COUNTY RECORDS; THENCE FROM SAID POINT OF BEGINNING, SOUTH 84° 28' EAST ALONG THE NORTHERLY LINE OF SAID 0.54 ACRE TRACT 465.57 FEET TO THE NORTHEASTERLY CORNER THEREOF IN THE WESTERLY LINE OF THE SOUTHERN PACIFIC RAILROAD COMPANY RIGHT-OF-WAY; THENCE NORTH 3° 22' WEST ALONG THE WESTERLY LINE OF SAID RIGHT-OF-WAY 114.76 FEET TO THE NORTHEASTERLY CORNER OF THAT CERTAIN 1.718 ACRE TRACT OF LAND DESCRIBED IN THE DEED FROM J.H. GUERRERO, ET AL TO J.H. GUERRERO, ET AL, DATED APRIL 11, 1949 AND RECORDED MAY 11, 1949, IN BOOK 1785 OF OFFICIAL RECORDS, AT PAGE 484, SANTA CLARA COUNTY RECORDS; THENCE NORTH 84° 28' WEST ALONG THE NORTHERLY LINE OF SAID 1.718 ACRE TRACT 437.00 FEET TO THE NORTHWESTERLY CORNER THEREOF IN THE SAID EASTERLY LINE OF SAN JOSE-MILPITAS ROAD; THENCE SOUTHERLY ALONG SAID EASTERLY LINE OF SAN JOSE-MILPITAS ROAD ALONG AN ARC OF A CURVE TO THE RIGHT, WITH A RADIUS OF 2033.00 FEET FROM WHICH THE CENTER POINT BEARS NORTH 80° 35' 30" WEST FOR AN ARC DISTANCE OF 114.10 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION OF SAID LAND CONVEYED TO THE CITY OF MILPITAS IN DEEDS RECORDED IN BOOK 5383, PAGE 29 AND IN BOOK 8420, PAGE 188, OFFICIAL RECORDS.

PARCEL TWO-A:

A STRIP OF LAND 12 FEET WIDE WHICH IS THE WESTERLY 12 FOOT OF THAT CERTAIN 1.178 ACRE PARCEL DESCRIBED IN DEED FROM J. H. GUERRARO ET AL TO THOMAS E. CARDOZA AND ELSIE M. CARDOZA, HIS WIFE, AND RECORDED JULY 15, 1959 IN BOOK 4481, PAGE 251 SANTA CLARA COUNTY OFFICIAL RECORDS WHICH 12 FOOT STRIP IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY LINE OF SAN JOSE-MILPITAS ROAD AT THE NORTHWESTERLY CORNER OF THAT CERTAIN 0.54 ACRE TRACT OF LAND DESCRIBED IN THE DEED FROM J. H. GUERRERO ET AL TO PACIFIC GAS AND ELECTRIC COMPANY, A CALIFORNIA CORPORATION, DATED JULY 12, 1956 AND RECORDED JULY 13, 1956 IN BOOK 3549, PAGE 403 SANTA CLARA COUNTY OFFICIAL RECORDS; THENCE FROM SAID POINT OF BEGINNING SOUTH 84° 28' EAST ALONG THE NORTHERLY LINE OF SAID 0.54 ACRE TRACT 12.13 FEET TO AN IRON PIPE; THENCE NORTHERLY ALONG THE ARC OF A CURVE TO THE LEFT WITH A RADIUS OF 2045 FEET, THE RADIUS POINT OF WHICH BEARS NORTH 77° 25' 05" WEST, THROUGH A CENTRAL ANGLE OF 3° 11' 47" AN ARC DISTANCE OF 114.09 FEET TO AN IRON PIPE; THENCE ENORTH 84° 28' WEST ALONG THE NORTHERLY LINE OF SAID 1.178 ACRE PARCEL OF LAND A DISTANCE OF 12.03 FEET TO A POINT IN THE EASTERLY LINE OF THE SAN JOSE-MILPITAS ROAD AND THE NORTHWESTERLY CORNER OF SAID 1.178 ACRE PARCEL; THENCE SOUTHERLY

ALONG SAID EASTERLY LINE OF THE SAN JOSE-MILPITAS ROAD ALONG AN ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 2033 FEET, THE RADIUS POINT OF WHICH BEARS NORTH 80° 35' 30" WEST, THROUGH A CENTRAL ANGLE OF 3° 12' 56" AN ARC DISTANCE OF 114.10 FEET TO THE POINT OF BEGINNING.

PARCEL TWO-B:

BEGINNING AT A POINT IN THE EASTERLY LINE OF SAN JOSE-MILPITAS ROAD AT THE NORTHWESTERLY CORNER OF THAT CERTAIN 0.54 ACRE TRACT OF LAND DESCRIBED IN THE DEED FROM J. H. GUERRERO ET AL, TO PACIFIC GAS AND ELECTRIC COMPANY, A CALIFORNIA CORPORATION, DATED JULY 12, 1956 AND RECORDED JULY 13, 1956 IN BOOK 3549 AT PAGE 403, SANTA CLARA COUNTY OFFICIAL RECORDS; THENCE SOUTH 84° 28' EAST ALONG THE NORTHERLY LINE OF SAID 0.54 ACRE TRACT, 12.13 FEET TO AN IRON PIPE IN THE SOUTHEASTERLY CORNER OF THAT CERTAIN 0.03 ACRE PARCEL OF LAND CONVEYED TO THE CITY OF MILPITAS BY DEED RECORDED NOVEMBER 30, 1961 IN BOOK OF OFFICIAL RECORDS NUMBERED 5383, AT PAGE 29 AND THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE FROM SAID TRUE POINT OF BEGINNING ALONG THE EASTERLY LINE OF SAID 0.03 ACRE PARCEL OF LANE, NORTHERLY ALONG AN ARC OF A CURVE TO THE LEFT WITH A RADIUS OF 2045 FEET, THE RADIUS POINT OF WHICH BEARS NORTH 77° 25' 05" WEST, THROUGH A CENTRAL ANGLE OF 3° 11' 47", AN ARC DISTANCE OF 114.09 FEET TO THE NORTHEASTERLY CORNER OF SAID 0.03 ACRE PARCEL OF LAND IN THE NORTHERLY LINE OF THAT CERTAIN 1.178 ACRE PARCEL OF LAND CONVEYED TO THOMAS E. CARDOZA, ET UX, RECORDED JULY 15, 1959 IN BOOK OF OFFICIAL RECORDS NUMBERED 4481, AT PAGE 251; THENCE ALONG THE NORTHERLY LINE OF SAID 1.178 ACRE PARCEL OF LAND SOUTH 84° 28' EAST, .05 FEET; THENCE LEAVING SAID NORTHERLY LINE SOUTH 8° 57' 21" WEST 113.75 FEET TO THE NORTHERLY LINE OF SAID 0.54 ACRE PARCEL CONVEYED TO PACIFIC GAS AND ELECTRIC COMPANY ABOVE REFERRED TO; THENCE ALONG THE NORTHERLY LINE OF SAID 0.54 ACRE PARCEL OF LAND NORTH 84° 28" WEST 4.06 FEET TO THE TRUE POINT OF BEGINNING, AND BEING A PORTION OF THE MILPITAS RANCHO.

PARCEL TWO-C:

BEGINNING AT THE NORTHERLY CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED BY THE DEED RECORDED JULY 15, 1959 IN BOOK 4491 AT PAGE 251, OFFICIAL RECORDS OF SANTA CLARA COUNTY; THENCE ALONG THE NORTHWESTERLY EXTENSION LINE OF THE NORTHEASTERLY LINE OF SAID PARCEL NORTH 83° 39' 47" WEST, 1.86 FEET TO THE EASTERLY RIGHT OF WAY LINE OF SOUTH MAIN STREET AS DESCRIBED IN THE DOCUMENT RECORDED SEPTEMBER 16, 1985 IN BOOK J1458, PAGE 1705 OF OFFICIAL RECORDS; THENCE ALONG SAID RIGHT OF WAY LINE OF SOUTH MAIN STREET SOUTH 9° 46' 43" WEST, 72.81 FEET TO A POINT OF CUSP WITH A CURVE TO THE LEFT TO WHICH POINT A RADIAL LINE BEARS SOUTH 77° 43' 56" EAST; THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY LINE OF SAID PARCEL OF LAND CONVEYED IN SAID DEED RECORDED BOOK 4491 AT PAGE 251 OF OFFICIAL RECORDS, ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 2° 03' 21" HAVING A RADIUS OF 2033.00 FEET AN ARC LENGTH OF 72.95 FEET TO THE POINT OF BEGINNING.

PARCEL THREE-A

PORTION OF THE MILPITAS RANCH DESCRIBED AS FOLLOWS:

BEGINNING ON THE EASTERLY LINE OF MAIN STREET, ALSO KNOWN AS THE STATE HIGHWAY LEADING FROM SAN JOSE TO MILPITAS, DISTANT THEREON SOUTH 8 DEG. 58 MIN. 30 SEC.

WEST 202.70 FEET FROM THE WESTERLY CORNER OF THE 1 ACRE TRACT OF LAND CONVEYED TO ANGELO TORRES, ET UX, BY DEED RECORDED MAY 24, 1929, BOOK 468, OFFICIAL RECORDS, PAGE 50; THENCE FROM SAID POINT OF BEGINNING SOUTH 8° 58' 30" WEST ALONG SAID LINE OF MAIN STREET, 201.31 FEET TO A CONCRETE MONUMENT; THENCE CONTINUING ALONG SAID LINE OF MAIN STREET ALONG A TANGENT CURVE TO THE RIGHT, WITH A RADIUS OF 2.033 FEET, FOR AN ARC DISTANCE OF 16.10 FEET TO AN IRON PIPE; THENCE SOUTH 84° 28' EAST PARALLEL WITH THE SOUTHERLY LINE OF SAID 1 ACRE TRACT OF LAND, 437 FEET TO AN IRON PIPE ON THE WESTERLY LINE OF THE LANDS OR RIGHT OF WAY OF THE CENTRAL PACIFIC RAILROAD COMPANY; THENCE NORTH 3° 22' WEST ALONG SAID WESTERLY LINE 216.31 FEET TO A POINT FROM WHICH THE SOUTHEASTERLY CORNER OF SAID 1 ACRE TRACT OF LAND BEARS NORTH 3° 22' WEST 208.10 FEET; THENCE WESTERLY IN A DIRECT LINE, 393 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PARCEL THREE-B:

BEGINNING AT THE NORTHERLY CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED BY THE DEED RECORDED APRIL 15, 1981 IN BOOK G023 AT PAGE 734 OF OFFICIAL RECORDS OF SANTA CLARA COUNTY; THENCE ALONG THE NORTHWESTERLY LINE OF SAID PARCEL SOUTH 9° 46' 43" WEST, 201.31 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT; THENCE CONTINUING ALONG SAID NORTHWESTERLY LINE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 0° 27' 13" HAVING A RADIUS OF 2033 FEET AN ARC LENGTH OF 16.10 FEET; THENCE ALONG THE NORTHWESTERLY EXTENSION LINE OF THE SOUTHWESTERLY LINE OF SAID PARCEL NORTH 83° 39' 47" WEST, 1.86 FEET TO THE EASTERLY RIGHT OF WAY LINE OF SOUTH MAIN STREET AS DESCRIBED IN THE DOCUMENT RECORDED SEPTEMBER 16, 1985 IN BOOK J458, PAGE 1705 OF OFFICIAL RECORDS; THENCE ALONG SAID RIGHT OF WAY LINE OF SOUTH MAIN STREET NORTH 9° 46' 43" EAST, 217.42 FEET TO THE NORTHWESTERLY EXTENSION LINE OF THE NORTHEASTERLY LINE OF SAID PARCEL OF LAND CONVEYED IN SAID DEED RECORDED IN BOOK G023 AT PAGE 734 OF OFFICIAL RECORDS; THENCE ALONG SAID NORTHWESTERLY EXTENSION LINE SOUTH 83° 10' 39" EAST, 1.92 FEET TO THE POINT OF BEGINNING.

PARCEL FOUR:

PARCEL 1, AS SHOWN ON THAT CERTAIN MAP ENTITLED "PARCEL MAP BEING A PORTION OF THE MILPITAS RANCHO" WHICH MAP WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA ON JANUARY 11, 1995 IN BOOK 662 OF MAPS, PAGES 5 AND 6.

EXCEPTING THEREFROM ALL OIL, GAS, PETROLEUM, OTHER HYDROCARBON SUBSTANCES AND MINERALS LYING 500 FEET OR MORE BELOW THE SURFACE OF THE HEREIN DESCRIBED LAND, WITHOUT HOWEVER, THE RIGHT TO ENTER UPON THE SURFACE OF SAID DESCRIBED LAND OR WITHIN 500 FEET OF THE SUBSURFACE THEREOF FOR THE PURPOSES OF PRODUCING OR DEVELOPMENT OF SUCH RESERVED SUBSTANCES, AS RESERVED BY KAISER ALUMINUM AND CHEMICAL CORPORATION, A CORPORATION IN THE DEED RECORDED MARCH 31, 1972 IN BOOK 9768 PAGE 368 OFFICIAL RECORDS.

PARCEL FIVE:

ALL OF PARCEL 2, AS SHOWN UPON THAT CERTAIN MAP ENTITLED PARCEL MAP BEING A PORTION OF THE MILPITAS RANCHO, WHICH MAP WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA ON JANUARY 11,

1995 IN BOOK 662 OF MAPS, PAGES 5 AND 6.

EXCEPTING THEREFROM, ALL OIL, GAS, PETROLEUM, OTHER HYDROCARBON SUBSTANCES AND MINERALS LYING 500 FEET OR MORE BELOW THE SURFACE OF THE HEREIN DESCRIBED LAND, WITHOUT HOWEVER, THE RIGHT TO ENTER UPON THE SURFACE OF SAID DESCRIBED LAND OR WITHIN 500 FEET OF THE SUBSURFACE THEREOF FOR THE PURPOSE OF PRODUCING OR DEVELOPMENT OF SUCH RESERVED SUBSTANCES.

PARCEL SIX:

BEING A PORTION OF PARCELS 3 AND 4 AS SHOWN ON THAT CERTAIN PARCEL MAP FILED FOR RECORD IN BOOK 662 OF MAPS AT PAGES 5 AND 6, SANTA CLARA COUNTY RECORDS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF SAID PARCEL 4, SAID POINT BEING ON THE EASTERLY LINE OF SOUTH MAIN STREET AS SHOWN ON SAID MAP; THENCE ALONG THE LINES OF SAID PARCEL 4 SOUTH 83° 39' 47" EAST 463.44 FEET; SOUTH 2° 33'16" EAST 50.61 FEET; SOUTH 2° 31'16" EAST 194.14 FEET; NORTH 83° 39'47" WEST 160.67 FEET; THENCE LEAVING SAID LINE NORTH 6° 20'13" EAST 216.83 FEET; THENCE NORTH 83° 39' 47" WEST 341.99 FEET TO THE EASTERLY LINE OF SAID SOUTH MAIN STREET; THENCE ALONG SAID LINE NORTH 9° 46' 43" EAST 25.05 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM, ALL OIL, GAS, OTHER HYDROCARBON SUBSTANCES, MINERALS, AND NATURALLY CREATED HOT WATER AND STEAM IN AND UNDER SAID REAL PROPERTY AND LYING BELOW A PLANE WHICH IS 500 FEET BELOW THE SURFACE OF THE GROUND; PROVIDED, HOWEVER, THAT ANY EXPLORATION FOR OR REMOVAL OF ANY SUCH OIL, GAS, OTHER HYDROCARBON SUBSTANCES, MINERALS, AND NATURALLY CREATED HOT WATER AND STEAM SHALL BE BY MEANS OF SLANT DRILLING OR TUNNELING FROM LANDS ADJACENT TO SAID REAL PROPERTY OR OTHER METHODS NOT REQUIRING OPERATIONS ON THE SURFACE OF SAID REAL PROPERTY AND SHALL BE PERFORMED SO AS NOT TO ENDANGER SAID SURFACE OR ANY STRUCTURE WHICH SHALL BE ERECTED OR CONSTRUCTION THEREON.

PARCEL SEVEN:

BEING A PORTION OF PARCELS 3 AND 4 AS SHOWN ON THAT CERTAIN MAP ENTITLED, PARCEL MAP BEING A PORTION OF THE MILPITAS RANCHO, WHICH MAP WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA ON JANUARY 11, 1995 IN BOOK 662 OF MAPS, PAGES 5 AND 6, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF SAID PARCEL 3, SAID POINT BEING ON THE EASTERLY LINE OF SOUTH MAIN STREET AS SHOWN ON SAID MAP; THENCE ALONG LINES OF SAID PARCEL 3 SOUTH 83° 39' 47" EAST 341.99 FEET; THENCE LEAVING SAID LINE SOUTH 6° 20'13" WEST 216.83 FEET TO A POINT ON THE SOUTHERLY LINE OF PARCEL 4 AS SHOWN ON SAID MAP; THENCE ALONG THE SOUTHERLY LINE OF SAID PARCELS 3 AND 4 OF SAID MAP NORTH 83° 39' 47" WEST 143.33 FEET; THENCE ALONG THE LINE OF SAID PARCEL 3 NORTH 6° 20'13" EAST 191.83 FEET AND NORTH 83° 39' 47" WEST 200.16 FEET TO THE EASTERLY LINE OF SAID SOUTH MAIN STREET; THENCE ALONG SAID LINE NORTH 9° 46' 43" EAST 25.05 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM, ALL OIL, GAS, OTHER HYDROCARBON SUBSTANCES, MINERALS, AND NATURALLY CREATED HOT WATER AND STEAM IN AND UNDER SAID REAL PROPERTY AND

LYING BELOW A PLANE WHICH IS 500 FEET BELOW THE SURFACE OF THE GROUND; PROVIDED, HOWEVER, THAT ANY EXPLORATION FOR OR REMOVAL OF ANY SUCH OIL, GAS, OTHER HYDROCARBON SUBSTANCES, MINERALS, AND NATURALLY CREATED HOT WATER AND STEAM SHALL BE BY MEANS OF SLANT DRILLING OR TUNNELING FROM LANDS ADJACENT TO SAID REAL PROPERTY OR OTHER METHODS NOT REQUIRING OPERATIONS ON THE SURFACE OF SAID REAL PROPERTY AND SHALL BE PERFORMED SO AS NOT TO ENDANGER SAID SURFACE OR ANY STRUCTURE WHICH SHALL BE ERECTED OR CONSTRUCTION THEREON.

APN: 086-22-027 (Affects Parcels One and Two), 086-22-028 (Affects Parcel Three); 086-22-033 (Affects Parcel Four); 086-22-034 (Affects Parcel Five); 086-22-041 (Affects Parcel Six) and 086-22-042 (Affects Parcel Seven)

Appendix 9

Official State Income Limits for 2007

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
Division of Housing Policy Development

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**MEMORANDUM**

DATE: April 18, 2007

TO: Interested Parties
Cathy E. Creswell

FROM: Cathy E. Creswell, Deputy Director
Division of Housing Policy Development

SUBJECT: Official State Income Limits for 2007

Attached are Official State Income Limits for 2007 for all counties reflecting extremely-low, very-low, lower, median, and moderate incomes for households of various sizes. These income limits are posted at the Department of Housing and Community Development's (Department's) website (<http://www.hcd.ca.gov/hpd/hrc/rep/state/incNote.html>) and replace those in effect during 2006.

Note that use of these Official State Income Limits is subject to a particular program's definition of income, family, family size, effective dates, and other factors. Also, that definitions applicable to income categories, criteria, and areas sometimes differ between programs. In addition, note that HUD made a significant change in the methodology used to update Census 2000 data to estimate 2007 median family incomes and used the first full Census American Community Survey (ACS) samples collected in 2005. As a result, HUD stated in its transmittal letter that comparisons between FY2006 and FY2007 median family incomes "are not valid as indicators of local median family income changes" due to differences in underlying surveys used. When State income limits are to be used for a program, then the limits in the table are to be applied in determining the household's income category in qualifying the household.

California Health and Safety Code (H&SC) provides that limits for the extremely-low (H&SC 50106), very-low (H&SC 50105), and low (H&SC 50079.5) income categories are the same as those in the equivalent levels established by the U.S. Department of Housing and Urban Development (HUD) for its Section 8 Housing Choice Voucher (HCV) program. Pursuant to State law, the Department is required to publish these State income limits after HUD's release of its new income limits which occurred on March 19, 2007.

In addition, Health and Safety Code Section 50093(c) requires the Department to file with the Office of Administrative Law changes that revise Section 6932 of Title 25 of the California Code of Regulations. The changes contain (1) HUD's updated income limits for extremely-low, very-low, low-income households, and area medians and (2) the Department's updated income limits for moderate income households and adjustments to some area medians.

If you have any questions concerning these income limits, please contact Department staff at (916) 445-4728.

Attachment

Income Limits Pursuant to Title 25, § 6932 California Code of Regulations (CCR)

Methodology

The extremely-low, very-low, and lower income limits contained in California Code of Regulations Section 6932 equal the extremely-low, the very-low, and the low income limits established by the U.S. Department of Housing and Urban Development (HUD) for use in its Section 8 program. Based on HUD's limits, the Department (1) adjusts the median figure for some counties so there is no decrease from last year's limits, and for a few other counties applies the higher state "nonmetropolitan" median figure and (2) sets the State's moderate income limits at 120 percent of the median figure.

In preparing 2007 income limits, HUD, for the first time, used data from the first full Census American Community Survey (ACS) which was conducted in 2005. Estimates for 2007 reflect (1) published local area ACS 2005 surveys for places having a population of 65,000 or more and (2) the state-level change between Census 2000 and ACS 2005 for areas with a population less than 65,000. HUD first estimates median family income for the metropolitan statistical area (MSA) or for the sub-area (termed "HMFA" for HUD Metropolitan Fair Market Rent Area). Where an area or county has a condition that warrants special consideration, called an exception, HUD adjusts the limit for an income category. Upward adjustments are made either to the level of the State nonmetropolitan median for high housing costs or because of a historical exception, while adjustments to the low income limit are capped by the U.S. median. However, if an adjustment resulted in an income limit below that of last year, then, for the extremely-low, very-low, and low income limits, HUD kept the limit at the level of the prior year.

Generally, but not always, the area median income (AMI) is the greater of either: 1) the median family income (MFI) for a county's metropolitan statistical area or its nonmetropolitan county; 2) the MFI for nonmetropolitan counties statewide (\$51,500 for 2007); or 3) the AMI of the prior year. Once HUD establishes the very-low income limits, they are then used to determine the limits for extremely-low and low income categories. HUD's four-person very-low income limit usually equals 50 percent of MFI. Also, in most cases, the four-person median income limit equals two times HUD's four-person very-low income limit, except when an adjustment has been made. For areas, in which the estimated MFI has decreased, HUD applies a "hold-harmless policy" to set the four-person median at the higher of normal income limit calculations or at the previous year's income limits. Based on HUD's historical exceptions, the Department uses either the higher of HUD's current year updated estimated MFI or last year's AMI as the median figure. Finally, in some counties, adjustments and rounding conventions cause the four-person median income limit to be less than two times the four-person very-low income limit.

Although many four-person low income limits equal 80 percent of the area median income, HUD's briefing materials specify that the low income limits actually are calculated using 160 percent of the relevant four-person very-low income limit, with some HUD exceptions. An exception for some high income areas means that the four-person low income limit is different from what the 160 percent calculation would yield because a maximum, or cap, was applied by HUD. An exception for high housing costs

County	Income Category	Number of Persons in Household							
		1	2	3	4	5	6	7	8
Alameda County Area Median Income: 83,800	Extremely Low	17,600	20,100	22,650	25,150	27,150	29,150	31,200	33,200
	Very Low Income	29,350	33,500	37,700	41,900	45,250	48,600	51,950	55,300
	Lower Income	46,350	53,000	59,600	66,250	71,550	76,850	82,150	87,450
	Median Income	58,700	67,000	75,400	83,800	90,500	97,200	103,900	110,600
	Moderate Income	70,400	80,500	90,500	100,600	108,600	116,700	124,700	132,800
Alpine County Area Median Income: 65,800	Extremely Low	13,850	15,800	17,800	19,750	21,350	22,900	24,500	26,050
	Very Low Income	23,050	26,300	29,600	32,900	35,550	38,150	40,800	43,450
	Lower Income	36,850	42,100	47,400	52,650	56,850	61,050	65,300	69,500
	Median Income	46,100	52,600	59,200	65,800	71,100	76,300	81,600	86,900
	Moderate Income	55,300	63,200	71,100	79,000	85,300	91,600	98,000	104,300
Amador County Area Median Income: 63,700	Extremely Low	13,350	15,300	17,200	19,100	20,650	22,150	23,700	25,200
	Very Low Income	22,300	25,500	28,650	31,850	34,400	36,950	39,500	42,050
	Lower Income	35,650	40,750	45,850	50,950	55,050	59,100	63,200	67,250
	Median Income	44,600	51,000	57,300	63,700	68,800	73,900	79,000	84,100
	Moderate Income	53,500	61,100	68,800	76,400	82,500	88,600	94,700	100,800
Butte County Area Median Income: 52,000	Extremely Low	10,900	12,500	14,050	15,600	16,850	18,100	19,350	20,600
	Very Low Income	18,200	20,800	23,400	26,000	28,100	30,150	32,250	34,300
	Lower Income	29,100	33,300	37,450	41,600	44,950	48,250	51,600	54,900
	Median Income	36,400	41,600	46,800	52,000	56,200	60,300	64,500	68,600
	Moderate Income	43,700	49,900	56,200	62,400	67,400	72,400	77,400	82,400
Calaveras County Area Median Income: 58,900	Extremely Low	12,350	14,100	15,900	17,650	19,050	20,450	21,900	23,300
	Very Low Income	20,600	23,550	26,500	29,450	31,800	34,150	36,500	38,850
	Lower Income	32,950	37,700	42,400	47,100	50,850	54,650	58,400	62,150
	Median Income	41,200	47,100	53,000	58,900	63,600	68,300	73,000	77,700
	Moderate Income	49,500	56,600	63,600	70,700	76,400	82,000	87,700	93,300
Colusa County Area Median Income: 51,500	Extremely Low	10,800	12,350	13,900	15,450	16,700	17,900	19,150	20,400
	Very Low Income	18,050	20,600	23,200	25,750	27,800	29,850	31,950	34,000
	Lower Income	28,850	32,950	37,100	41,200	44,500	47,800	51,100	54,400
	Median Income	36,100	41,200	46,400	51,500	55,600	59,700	63,900	68,000
	Moderate Income	43,300	49,400	55,600	61,800	66,700	71,700	76,600	81,600
Contra Costa County Area Median Income: 83,800	Extremely Low	17,600	20,100	22,650	25,150	27,150	29,150	31,200	33,200
	Very Low Income	29,350	33,500	37,700	41,900	45,250	48,600	51,950	55,300
	Lower Income	46,350	53,000	59,600	66,250	71,550	76,850	82,150	87,450
	Median Income	58,700	67,000	75,400	83,800	90,500	97,200	103,900	110,600
	Moderate Income	70,400	80,500	90,500	100,600	108,600	116,700	124,700	132,800
Del Norte County Area Median Income: 51,500	Extremely Low	10,800	12,350	13,900	15,450	16,700	17,900	19,150	20,400
	Very Low Income	18,050	20,600	23,200	25,750	27,800	29,850	31,950	34,000
	Lower Income	28,850	32,950	37,100	41,200	44,500	47,800	51,100	54,400
	Median Income	36,100	41,200	46,400	51,500	55,600	59,700	63,900	68,000
	Moderate Income	43,300	49,400	55,600	61,800	66,700	71,700	76,600	81,600
El Dorado County Area Median Income: 67,200	Extremely Low	14,100	16,100	18,150	20,150	21,750	23,350	25,000	26,600
	Very Low Income	23,500	26,900	30,250	33,600	36,300	39,000	41,650	44,350
	Lower Income	37,650	43,000	48,400	53,750	58,050	62,350	66,650	70,950
	Median Income	47,000	53,800	60,500	67,200	72,600	78,000	83,300	88,700
	Moderate Income	56,400	64,500	72,500	80,600	87,000	93,500	99,900	106,400

County	Income Category	Number of Persons in Household							
		1	2	3	4	5	6	7	8
Fresno County	Extremely Low	10,800	12,350	13,900	15,450	16,700	17,900	19,150	20,400
	Area Median Income:	18,050	20,600	23,200	25,750	27,800	29,850	31,950	34,000
	51,500	28,850	32,950	37,100	41,200	44,500	47,800	51,100	54,400
	Median Income	36,100	41,200	46,400	51,500	55,600	59,700	63,900	68,000
	Moderate Income	43,300	49,400	55,600	61,800	66,700	71,700	76,600	81,600
Glenn County	Extremely Low	10,800	12,350	13,900	15,450	16,700	17,900	19,150	20,400
	Area Median Income:	18,050	20,600	23,200	25,750	27,800	29,850	31,950	34,000
	51,500	28,850	32,950	37,100	41,200	44,500	47,800	51,100	54,400
	Median Income	36,100	41,200	46,400	51,500	55,600	59,700	63,900	68,000
	Moderate Income	43,300	49,400	55,600	61,800	66,700	71,700	76,600	81,600
Humboldt County	Extremely Low	10,800	12,350	13,900	15,450	16,700	17,900	19,150	20,400
	Area Median Income:	18,050	20,600	23,200	25,750	27,800	29,850	31,950	34,000
	51,500	28,850	32,950	37,100	41,200	44,500	47,800	51,100	54,400
	Median Income	36,100	41,200	46,400	51,500	55,600	59,700	63,900	68,000
	Moderate Income	43,300	49,400	55,600	61,800	66,700	71,700	76,600	81,600
Imperial County	Extremely Low	10,800	12,350	13,900	15,450	16,700	17,900	19,150	20,400
	Area Median Income:	18,050	20,600	23,200	25,750	27,800	29,850	31,950	34,000
	51,500	28,850	32,950	37,100	41,200	44,500	47,800	51,100	54,400
	Median Income	36,100	41,200	46,400	51,500	55,600	59,700	63,900	68,000
	Moderate Income	43,300	49,400	55,600	61,800	66,700	71,700	76,600	81,600
Inyo County	Extremely Low	11,550	13,200	14,850	16,500	17,800	19,150	20,450	21,800
	Area Median Income:	19,250	22,000	24,750	27,500	29,700	31,900	34,100	36,300
	55,000	30,800	35,200	39,600	44,000	47,500	51,050	54,550	58,100
	Median Income	38,500	44,000	49,500	55,000	59,400	63,800	68,200	72,600
	Moderate Income	46,200	52,800	59,400	66,000	71,300	76,600	81,800	87,100
Kern County	Extremely Low	10,800	12,350	13,900	15,450	16,700	17,900	19,150	20,400
	Area Median Income:	18,050	20,600	23,200	25,750	27,800	29,850	31,950	34,000
	51,500	28,850	32,950	37,100	41,200	44,500	47,800	51,100	54,400
	Median Income	36,100	41,200	46,400	51,500	55,600	59,700	63,900	68,000
	Moderate Income	43,300	49,400	55,600	61,800	66,700	71,700	76,600	81,600
Kings County	Extremely Low	10,800	12,350	13,900	15,450	16,700	17,900	19,150	20,400
	Area Median Income:	18,050	20,600	23,200	25,750	27,800	29,850	31,950	34,000
	51,500	28,850	32,950	37,100	41,200	44,500	47,800	51,100	54,400
	Median Income	36,100	41,200	46,400	51,500	55,600	59,700	63,900	68,000
	Moderate Income	43,300	49,400	55,600	61,800	66,700	71,700	76,600	81,600
Lake County	Extremely Low	10,800	12,350	13,900	15,450	16,700	17,900	19,150	20,400
	Area Median Income:	18,050	20,600	23,200	25,750	27,800	29,850	31,950	34,000
	51,500	28,850	32,950	37,100	41,200	44,500	47,800	51,100	54,400
	Median Income	36,100	41,200	46,400	51,500	55,600	59,700	63,900	68,000
	Moderate Income	43,300	49,400	55,600	61,800	66,700	71,700	76,600	81,600
Lassen County	Extremely Low	11,150	12,750	14,350	15,950	17,250	18,500	19,800	21,050
	Area Median Income:	18,600	21,300	23,950	26,600	28,750	30,850	33,000	35,100
	53,200	29,800	34,050	38,300	42,550	45,950	49,350	52,750	56,150
	Median Income	37,200	42,600	47,900	53,200	57,500	61,700	66,000	70,200
	Moderate Income	44,700	51,000	57,400	63,800	68,900	74,000	79,100	84,200

County	Income Category	Number of Persons in Household							
		1	2	3	4	5	6	7	8
Los Angeles County Area Median Income: 56,500	Extremely Low	15,550	17,750	20,000	22,200	24,000	25,750	27,550	29,300
	Very Low Income	25,900	29,600	33,300	37,000	39,950	42,900	45,900	48,850
	Lower Income	41,450	47,350	53,300	59,200	63,950	68,650	73,400	78,150
	Median Income	39,600	45,200	50,900	56,500	61,000	65,500	70,100	74,600
	Moderate Income	47,500	54,200	61,000	67,800	73,200	78,600	84,100	89,500
Madera County Area Median Income: 51,500	Extremely Low	10,800	12,350	13,900	15,450	16,700	17,900	19,150	20,400
	Very Low Income	18,050	20,600	23,200	25,750	27,800	29,850	31,950	34,000
	Lower Income	28,850	32,950	37,100	41,200	44,500	47,800	51,100	54,400
	Median Income	36,100	41,200	46,400	51,500	55,600	59,700	63,900	68,000
	Moderate Income	43,300	49,400	55,600	61,800	66,700	71,700	76,600	81,600
Marin County Area Median Income: 95,000	Extremely Low	23,750	27,150	30,550	33,950	36,650	39,400	42,100	44,800
	Very Low Income	39,600	45,250	50,900	56,550	61,050	65,600	70,100	74,650
	Lower Income	63,350	72,400	81,450	90,500	97,700	104,950	112,200	119,450
	Median Income	66,500	76,000	85,500	95,000	102,600	110,200	117,800	125,400
	Moderate Income	79,800	91,200	102,600	114,000	123,100	132,200	141,400	150,500
Mariposa County Area Median Income: 51,800	Extremely Low	10,900	12,450	14,000	15,550	16,800	18,050	19,300	20,550
	Very Low Income	18,150	20,700	23,300	25,900	27,950	30,050	32,100	34,200
	Lower Income	29,000	33,150	37,300	41,450	44,750	48,100	51,400	54,700
	Median Income	36,300	41,400	46,600	51,800	55,900	60,100	64,200	68,400
	Moderate Income	43,500	49,800	56,000	62,200	67,200	72,200	77,100	82,100
Mendocino County Area Median Income: 51,500	Extremely Low	10,800	12,350	13,900	15,450	16,700	17,900	19,150	20,400
	Very Low Income	18,050	20,600	23,200	25,750	27,800	29,850	31,950	34,000
	Lower Income	28,850	32,950	37,100	41,200	44,500	47,800	51,100	54,400
	Median Income	36,100	41,200	46,400	51,500	55,600	59,700	63,900	68,000
	Moderate Income	43,300	49,400	55,600	61,800	66,700	71,700	76,600	81,600
Merced County Area Median Income: 51,500	Extremely Low	10,800	12,350	13,900	15,450	16,700	17,900	19,150	20,400
	Very Low Income	18,050	20,600	23,200	25,750	27,800	29,850	31,950	34,000
	Lower Income	28,850	32,950	37,100	41,200	44,500	47,800	51,100	54,400
	Median Income	36,100	41,200	46,400	51,500	55,600	59,700	63,900	68,000
	Moderate Income	43,300	49,400	55,600	61,800	66,700	71,700	76,600	81,600
Modoc County Area Median Income: 51,500	Extremely Low	10,800	12,350	13,900	15,450	16,700	17,900	19,150	20,400
	Very Low Income	18,050	20,600	23,200	25,750	27,800	29,850	31,950	34,000
	Lower Income	28,850	32,950	37,100	41,200	44,500	47,800	51,100	54,400
	Median Income	36,100	41,200	46,400	51,500	55,600	59,700	63,900	68,000
	Moderate Income	43,300	49,400	55,600	61,800	66,700	71,700	76,600	81,600
Mono County Area Median Income: 64,200	Extremely Low	13,500	15,400	17,350	19,250	20,800	22,350	23,850	25,400
	Very Low Income	22,450	25,700	28,900	32,100	34,650	37,250	39,800	42,350
	Lower Income	35,950	41,100	46,200	51,350	55,450	59,550	63,650	67,800
	Median Income	44,900	51,400	57,800	64,200	69,300	74,500	79,600	84,700
	Moderate Income	53,900	61,600	69,300	77,000	83,200	89,300	95,500	101,600
Monterey County Area Median Income: 63,400	Extremely Low	13,550	15,500	17,400	19,350	20,900	22,450	24,000	25,550
	Very Low Income	22,600	25,800	29,050	32,250	34,850	37,400	40,000	42,550
	Lower Income	36,100	41,300	46,450	51,600	55,750	59,850	64,000	68,100
	Median Income	44,400	50,700	57,100	63,400	68,500	73,500	78,600	83,700
	Moderate Income	53,300	60,900	68,500	76,100	82,200	88,300	94,400	100,500

County	Income Category	Number of Persons in Household							
		1	2	3	4	5	6	7	8
Napa County Area Median Income: 75,800	Extremely Low	15,950	18,200	20,500	22,750	24,550	26,400	28,200	30,050
	Very Low Income	26,550	30,300	34,100	37,900	40,950	43,950	47,000	50,050
	Lower Income	41,700	47,700	53,650	59,600	64,350	69,150	73,900	78,650
	Median Income	53,100	60,600	68,200	75,800	81,900	87,900	94,000	100,100
	Moderate Income	63,700	72,800	81,900	91,000	98,300	105,600	112,800	120,100
Nevada County Area Median Income: 65,100	Extremely Low	13,700	15,650	17,600	19,550	21,100	22,700	24,250	25,800
	Very Low Income	22,800	26,050	29,300	32,550	35,150	37,750	40,350	42,950
	Lower Income	36,450	41,700	46,900	52,100	56,250	60,450	64,600	68,750
	Median Income	45,600	52,100	58,600	65,100	70,300	75,500	80,700	85,900
	Moderate Income	54,700	62,500	70,300	78,100	84,300	90,600	96,800	103,100
Orange County Area Median Income: 78,700	Extremely Low	18,200	20,800	23,400	26,000	28,100	30,150	32,250	34,300
	Very Low Income	30,300	34,650	38,950	43,300	46,750	50,250	53,700	57,150
	Lower Income	48,500	55,450	62,350	69,300	74,850	80,400	85,950	91,500
	Median Income	55,100	63,000	70,800	78,700	85,000	91,300	97,600	103,900
	Moderate Income	66,100	75,500	85,000	94,400	102,000	109,500	117,100	124,600
Placer County Area Median Income: 67,200	Extremely Low	14,100	16,100	18,150	20,150	21,750	23,350	25,000	26,600
	Very Low Income	23,500	26,900	30,250	33,600	36,300	39,000	41,650	44,350
	Lower Income	37,650	43,000	48,400	53,750	58,050	62,350	66,650	70,950
	Median Income	47,000	53,800	60,500	67,200	72,600	78,000	83,300	88,700
	Moderate Income	56,400	64,500	72,500	80,600	87,000	93,500	99,900	106,400
Plumas County Area Median Income: 56,600	Extremely Low	11,900	13,600	15,300	17,000	18,350	19,700	21,100	22,450
	Very Low Income	19,800	22,650	25,450	28,300	30,550	32,850	35,100	37,350
	Lower Income	31,700	36,250	40,750	45,300	48,900	52,550	56,150	59,800
	Median Income	39,600	45,300	50,900	56,600	61,100	65,700	70,200	74,700
	Moderate Income	47,500	54,300	61,100	67,900	73,300	78,800	84,200	89,600
Riverside County Area Median Income: 59,200	Extremely Low	12,450	14,200	16,000	17,750	19,150	20,600	22,000	23,450
	Very Low Income	20,700	23,700	26,650	29,600	31,950	34,350	36,700	39,050
	Lower Income	33,150	37,900	42,600	47,350	51,150	54,950	58,700	62,500
	Median Income	41,400	47,400	53,300	59,200	63,900	68,700	73,400	78,100
	Moderate Income	49,700	56,800	63,900	71,000	76,700	82,400	88,000	93,700
Sacramento County Area Median Income: 67,200	Extremely Low	14,100	16,100	18,150	20,150	21,750	23,350	25,000	26,600
	Very Low Income	23,500	26,900	30,250	33,600	36,300	39,000	41,650	44,350
	Lower Income	37,650	43,000	48,400	53,750	58,050	62,350	66,650	70,950
	Median Income	47,000	53,800	60,500	67,200	72,600	78,000	83,300	88,700
	Moderate Income	56,400	64,500	72,500	80,600	87,000	93,500	99,900	106,400
San Benito County Area Median Income: 74,700	Extremely Low	15,700	17,900	20,150	22,400	24,200	26,000	27,800	29,550
	Very Low Income	26,150	29,900	33,600	37,350	40,350	43,350	46,300	49,300
	Lower Income	41,500	47,450	53,350	59,300	64,050	68,800	73,550	78,300
	Median Income	52,300	59,800	67,200	74,700	80,700	86,700	92,600	98,600
	Moderate Income	62,700	71,700	80,600	89,600	96,800	103,900	111,100	118,300
San Bernardino County Area Median Income: 59,200	Extremely Low	12,450	14,200	16,000	17,750	19,150	20,600	22,000	23,450
	Very Low Income	20,700	23,700	26,650	29,600	31,950	34,350	36,700	39,050
	Lower Income	33,150	37,900	42,600	47,350	51,150	54,950	58,700	62,500
	Median Income	41,400	47,400	53,300	59,200	63,900	68,700	73,400	78,100
	Moderate Income	49,700	56,800	63,900	71,000	76,700	82,400	88,000	93,700

County	Income Category	Number of Persons in Household							
		1	2	3	4	5	6	7	8
San Diego County Area Median Income: 69,400	Extremely Low	14,750	16,850	18,950	21,050	22,750	24,400	26,100	27,800
	Very Low Income	24,550	28,100	31,600	35,100	37,900	40,700	43,500	46,350
	Lower Income	39,300	44,900	50,550	56,150	60,650	65,150	69,650	74,100
	Median Income	48,600	55,500	62,500	69,400	75,000	80,500	86,100	91,600
	Moderate Income	58,300	66,600	75,000	83,300	90,000	96,600	103,300	110,000
San Francisco County Area Median Income: 95,000	Extremely Low	23,750	27,150	30,550	33,950	36,650	39,400	42,100	44,800
	Very Low Income	39,600	45,250	50,900	56,550	61,050	65,600	70,100	74,650
	Lower Income	63,350	72,400	81,450	90,500	97,700	104,950	112,200	119,450
	Median Income	66,500	76,000	85,500	95,000	102,600	110,200	117,800	125,400
	Moderate Income	79,800	91,200	102,600	114,000	123,100	132,200	141,400	150,500
San Joaquin County Area Median Income: 60,300	Extremely Low	12,650	14,500	16,300	18,100	19,550	21,000	22,450	23,900
	Very Low Income	21,100	24,100	27,150	30,150	32,550	34,950	37,400	39,800
	Lower Income	33,800	38,600	43,450	48,250	52,100	55,950	59,850	63,700
	Median Income	42,200	48,200	54,300	60,300	65,100	69,900	74,800	79,600
	Moderate Income	50,700	57,900	65,200	72,400	78,200	84,000	89,800	95,600
San Luis Obispo County Area Median Income: 64,200	Extremely Low	13,500	15,400	17,350	19,250	20,800	22,350	23,850	25,400
	Very Low Income	22,450	25,700	28,900	32,100	34,650	37,250	39,800	42,350
	Lower Income	35,950	41,100	46,200	51,350	55,450	59,550	63,650	67,800
	Median Income	44,900	51,400	57,800	64,200	69,300	74,500	79,600	84,700
	Moderate Income	53,900	61,600	69,300	77,000	83,200	89,300	95,500	101,600
San Mateo County Area Median Income: 95,000	Extremely Low	23,750	27,150	30,550	33,950	36,650	39,400	42,100	44,800
	Very Low Income	39,600	45,250	50,900	56,550	61,050	65,600	70,100	74,650
	Lower Income	63,350	72,400	81,450	90,500	97,700	104,950	112,200	119,450
	Median Income	66,500	76,000	85,500	95,000	102,600	110,200	117,800	125,400
	Moderate Income	79,800	91,200	102,600	114,000	123,100	132,200	141,400	150,500
Santa Barbara County Area Median Income: 67,100	Extremely Low	14,100	16,100	18,150	20,150	21,750	23,350	25,000	26,600
	Very Low Income	23,500	26,850	30,200	33,550	36,250	38,900	41,600	44,300
	Lower Income	37,600	42,950	48,350	53,700	58,000	62,300	66,600	70,900
	Median Income	47,000	53,700	60,400	67,100	72,500	77,800	83,200	88,600
	Moderate Income	56,400	64,400	72,500	80,500	86,900	93,400	99,800	106,300
Santa Clara County Area Median Income: 105,500	Extremely Low	22,300	25,500	28,650	31,850	34,400	36,950	39,500	42,050
	Very Low Income	37,150	42,450	47,750	53,050	57,300	61,550	65,800	70,050
	Lower Income	59,400	67,900	76,400	84,900	91,650	98,450	105,250	112,050
	Median Income	73,900	84,400	95,000	105,500	113,900	122,400	130,800	139,300
	Moderate Income	88,600	101,300	113,900	126,600	136,700	146,900	157,000	167,100
Santa Cruz County Area Median Income: 81,300	Extremely Low	17,100	19,500	21,950	24,400	26,350	28,300	30,250	32,200
	Very Low Income	28,450	32,500	36,600	40,650	43,900	47,150	50,400	53,650
	Lower Income	44,350	50,700	57,000	63,350	68,400	73,500	78,550	83,600
	Median Income	56,900	65,000	73,200	81,300	87,800	94,300	100,800	107,300
	Moderate Income	68,300	78,100	87,800	97,600	105,400	113,200	121,000	128,800
Shasta County Area Median Income: 52,700	Extremely Low	11,050	12,650	14,200	15,800	17,050	18,350	19,600	20,850
	Very Low Income	18,450	21,100	23,700	26,350	28,450	30,550	32,650	34,800
	Lower Income	29,500	33,700	37,950	42,150	45,500	48,900	52,250	55,650
	Median Income	36,900	42,200	47,400	52,700	56,900	61,100	65,300	69,600
	Moderate Income	44,200	50,600	56,900	63,200	68,300	73,300	78,400	83,400

County	Income Category	Number of Persons in Household							
		1	2	3	4	5	6	7	8
Sierra County Area Median Income: 51,500	Extremely Low	10,800	12,350	13,900	15,450	16,700	17,900	19,150	20,400
	Very Low Income	18,050	20,600	23,200	25,750	27,800	29,850	31,950	34,000
	Lower Income	28,850	32,950	37,100	41,200	44,500	47,800	51,100	54,400
	Median Income	36,100	41,200	46,400	51,500	55,600	59,700	63,900	68,000
	Moderate Income	43,300	49,400	55,600	61,800	66,700	71,700	76,600	81,600
Siskiyou County Area Median Income: 51,500	Extremely Low	10,800	12,350	13,900	15,450	16,700	17,900	19,150	20,400
	Very Low Income	18,050	20,600	23,200	25,750	27,800	29,850	31,950	34,000
	Lower Income	28,850	32,950	37,100	41,200	44,500	47,800	51,100	54,400
	Median Income	36,100	41,200	46,400	51,500	55,600	59,700	63,900	68,000
	Moderate Income	43,300	49,400	55,600	61,800	66,700	71,700	76,600	81,600
Solano County Area Median Income: 75,400	Extremely Low	15,800	18,100	20,350	22,600	24,400	26,200	28,000	29,850
	Very Low Income	26,400	30,150	33,950	37,700	40,700	43,750	46,750	49,750
	Lower Income	41,450	47,350	53,300	59,200	63,950	68,650	73,400	78,150
	Median Income	52,800	60,300	67,900	75,400	81,400	87,500	93,500	99,500
	Moderate Income	63,300	72,400	81,500	90,500	97,700	105,000	112,200	119,500
Sonoma County Area Median Income: 75,100	Extremely Low	15,800	18,050	20,300	22,550	24,350	26,150	27,950	29,750
	Very Low Income	26,300	30,050	33,800	37,550	40,550	43,550	46,550	49,550
	Lower Income	41,700	47,700	53,650	59,600	64,350	69,150	73,900	78,650
	Median Income	52,600	60,100	67,600	75,100	81,100	87,100	93,100	99,100
	Moderate Income	63,100	72,100	81,100	90,100	97,300	104,500	111,700	118,900
Stanislaus County Area Median Income: 56,000	Extremely Low	11,750	13,450	15,100	16,800	18,150	19,500	20,850	22,200
	Very Low Income	19,600	22,400	25,200	28,000	30,250	32,500	34,700	36,950
	Lower Income	31,350	35,850	40,300	44,800	48,400	51,950	55,550	59,150
	Median Income	39,200	44,800	50,400	56,000	60,500	65,000	69,400	73,900
	Moderate Income	47,000	53,800	60,500	67,200	72,600	78,000	83,300	88,700
Sutter County Area Median Income: 51,700	Extremely Low	10,850	12,400	13,950	15,500	16,750	18,000	19,200	20,450
	Very Low Income	18,100	20,700	23,250	25,850	27,900	30,000	32,050	34,100
	Lower Income	28,950	33,100	37,200	41,350	44,650	47,950	51,250	54,600
	Median Income	36,200	41,400	46,500	51,700	55,800	60,000	64,100	68,200
	Moderate Income	43,400	49,600	55,800	62,000	67,000	71,900	76,900	81,800
Tehama County Area Median Income: 51,500	Extremely Low	10,800	12,350	13,900	15,450	16,700	17,900	19,150	20,400
	Very Low Income	18,050	20,600	23,200	25,750	27,800	29,850	31,950	34,000
	Lower Income	28,850	32,950	37,100	41,200	44,500	47,800	51,100	54,400
	Median Income	36,100	41,200	46,400	51,500	55,600	59,700	63,900	68,000
	Moderate Income	43,300	49,400	55,600	61,800	66,700	71,700	76,600	81,600
Trinity County Area Median Income: 51,500	Extremely Low	10,800	12,350	13,900	15,450	16,700	17,900	19,150	20,400
	Very Low Income	18,050	20,600	23,200	25,750	27,800	29,850	31,950	34,000
	Lower Income	28,850	32,950	37,100	41,200	44,500	47,800	51,100	54,400
	Median Income	36,100	41,200	46,400	51,500	55,600	59,700	63,900	68,000
	Moderate Income	43,300	49,400	55,600	61,800	66,700	71,700	76,600	81,600
Tulare County Area Median Income: 51,500	Extremely Low	10,800	12,350	13,900	15,450	16,700	17,900	19,150	20,400
	Very Low Income	18,050	20,600	23,200	25,750	27,800	29,850	31,950	34,000
	Lower Income	28,850	32,950	37,100	41,200	44,500	47,800	51,100	54,400
	Median Income	36,100	41,200	46,400	51,500	55,600	59,700	63,900	68,000
	Moderate Income	43,300	49,400	55,600	61,800	66,700	71,700	76,600	81,600

County	Income Category	Number of Persons in Household							
		1	2	3	4	5	6	7	8
Tuolumne County Area Median Income: 55,000	Extremely Low	11,550	13,200	14,850	16,500	17,800	19,150	20,450	21,800
	Very Low Income	19,250	22,000	24,750	27,500	29,700	31,900	34,100	36,300
	Lower Income	30,800	35,200	39,600	44,000	47,500	51,050	54,550	58,100
	Median Income	38,500	44,000	49,500	55,000	59,400	63,800	68,200	72,600
	Moderate Income	46,200	52,800	59,400	66,000	71,300	76,600	81,800	87,100
Ventura County Area Median Income: 79,500	Extremely Low	18,000	20,550	23,150	25,700	27,750	29,800	31,850	33,900
	Very Low Income	30,000	34,300	38,550	42,850	46,300	49,700	53,150	56,550
	Lower Income	48,000	54,850	61,700	68,550	74,050	79,500	85,000	90,500
	Median Income	55,700	63,600	71,600	79,500	85,900	92,200	98,600	104,900
	Moderate Income	66,800	76,300	85,900	95,400	103,000	110,700	118,300	125,900
Yolo County Area Median Income: 65,700	Extremely Low	13,800	15,750	17,750	19,700	21,300	22,850	24,450	26,000
	Very Low Income	23,000	26,300	29,550	32,850	35,500	38,100	40,750	43,350
	Lower Income	36,800	42,050	47,300	52,550	56,750	60,950	65,150	69,350
	Median Income	46,000	52,600	59,100	65,700	71,000	76,200	81,500	86,700
	Moderate Income	55,200	63,000	70,900	78,800	85,100	91,400	97,700	104,000
Yuba County Area Median Income: 51,700	Extremely Low	10,850	12,400	13,950	15,500	16,750	18,000	19,200	20,450
	Very Low Income	18,100	20,700	23,250	25,850	27,900	30,000	32,050	34,100
	Lower Income	28,950	33,100	37,200	41,350	44,650	47,950	51,250	54,600
	Median Income	36,200	41,400	46,500	51,700	55,800	60,000	64,100	68,200
	Moderate Income	43,400	49,600	55,800	62,000	67,000	71,900	76,900	81,800

Authority cited: Section 50093, Health and Safety Code.

Reference: Sections 50079.5, 50093, 50105, and 50106, Health and Safety Code.

For all income categories, determine income limit for households larger than eight persons as follows:

Per person (PP) adjustment above 8: (1) multiply the 4-person income limit by eight percent (8%), (2) multiply result by number of persons in excess of eight, (3) add the amount to the 8-person income limit, and (4) round the result to the nearest \$100.

EXAMPLE	4 persons	8% PP Adj	8 persons	9 persons	8 persons	8% Adj x 2	10 persons
	Extremely Low	19,500	1560	25,750	27,300	25,750	3120
Very Low Income	35,650	2852	47,100	50,000	47,100	5704	52,800
Lower Income	55,750	4460	73,600	78,100	73,600	8920	82,500
Moderate Income	80,500	6440	106,250	112,700	106,250	12880	119,100