

In August 2015, staff from the City of San José Planning, Building and Code Enforcement and Housing Departments scheduled three public meetings to discuss potential new policies and zoning code provisions intended to protect mobilehome parks (MHPs) in San José. Below is a summary of key themes that emerged in these discussions followed by more complete notes. These notes have been edited for clarity and do not include fact checking or input from City staff.

Key Themes:

- MHP residents enjoy their life style, don't want to live in apartments.
 - Many mobilehomes are not moveable; space renters are a captive audience because their asset is hard to move.
 - Concern about the "domino effect" of park closures.
 - Many people are confused if it is more or less protective to have a park included in an Urban Village area.
 - What happens to parks with industrial general plan designations?
 - Concern that the "stay in business" concept is a way to circumvent the rent control ordinance. Questions about how much profit (for park owners) is enough and who decides.
 - Concerns that park owners have asked non-english speaking residents to sign long term leases and the residents do not fully understanding the implications (no more rent control).
 - Realization that park closures are subject to political land use decisions.
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**Mobilehome Public Meeting
Mayfair Community Center
August 13, 2015**

MH-Resident: Have the five mobilehome parks in urban village areas already been sold? Residents should know if their parks have been sold. Owners should know what their rights are when/if parks are sold. Owners need to know who to contact to ensure that they're being treated fairly by the Park Owners/Managers. Resident's MH is older and cannot be moved – what do we do? City is not responsive, so who should owners contact? Can't afford attorneys.

MH-Resident: Asked to clarify the errors in media reports.

MH-Resident: Has gone through third rent control hearing. Concerned about Mayor's statement at Council about rent control being "on the table" and the "Stay in Business ordinance" as a bypass to rent control. Considers that as a thinly veiled attempt to extort the City for additional profits. No other form of housing in the city that is comparable to MHs.

Affordable housing is not an acceptable alternative. If MHP is to be closed, City should make a process that makes resident purchases more viable

MH-Resident: Desire to unite all MH residents through a Facebook group. The current protections exist because of a similar battle in the 80s. Must organize to protect the current residents like the generation before did.

MH-Resident: "I just want to plan my life. I just want to know what I'm doing in two years." Priced out of affordable housing and market rate housing. Has any developer ever been turned down by City Hall?

Council Assistant – D10: Councilmember Khamis authored memo asking that the MHPs be removed from the Urban Village plan and for the information involved in the general plan discussions/decisions be made public. Most MHPs don't want to close – Winchester is the caveat because of location. The Stay in Business component means that residents and owners sit down together and come up with solutions. Housing Department has never built a MHP, which it can do with its funds.

MH-Resident: Take issue with assumptions owners have made: residents aren't low-income (not a lot of people here are millionaires – lots of parks in lower-income/industrial area. Low density: MHPs aren't any less efficient than SFH neighborhoods. Blighted: Owners want to stay in business because they're making an income now, even with rent control. Renters are a captive audience because housing is fixed – hard to move. This makes rent control very important. Solid rent – solid income.

Law Foundation: advocating on behalf of residents in mobilehome parks. Residents need to stay engaged and contact their Councilmember(s). Join the Facebook page and get involved. Contact the Law Foundation for guidance on creating an association which provides more information under the Ordinance.

Changes LF hopes to see: Conversion impact report must consider the changes to the community (displacement and affordable housing) not just the tangible changes to the park. Needs to include an analysis of vacant spaces available in other parks. Tenants need to be considered in Ordinance as well. Not just Owners.

Appreciates staff's position about CUP/PDs be the City Council. Don't necessarily agree that parks should be removed from UVs. Opt-in Stay in Business: concerns about rent control and pass through provision changes. Diana Castillo: 408-280-2448

MH-Resident: Over the last few years, owners have attempted to run around rent control by utilizing capital improvement pass-throughs. Strengthen the rent control ordinance. Apartment rents are through the roof. Residents are selling homes at double their worth to ensure they're getting their money's worth.

MH-Resident: Mobilehome is misleading. Manufactured homes are not mobile. MH Resident is a property tax payer. Pay rent for the land, mortgage on the house, property taxes and insurance. She's low income because of the expenses. If we're serious about Facebook as an information tool. Lots of residents don't understand the urban planning terms, specifically urban villages. Information needs to be useful so that scare tactics don't work and residents can be properly informed.

MH Resident – Concerned about decisions on the table. Decision impacts change based on the person's situations. At some point they sell the MHPs residents won't be able to move. They claim residents aren't low income. Maybe some are not, but some are. Many are disabled. And I wonder what our rights are? Compensation or will they just expel us? Lots of people can't come to these meetings. What can we expect? What are our rights?

MH-Resident: Has a nine-year old son. Manager harasses me – refuses to accept my rent, yells at me because I am an immigrant and tells me to leave. Can someone help me? I need help.

Winchester Orchard Neighborhood Association: very close ties to Winchester Ranch, as MHP is within neighborhood boundaries. Not only a MHP, senior citizen issue, but a broader land use issue. People have to get engaged and engage neighbors outside of MHPs – broaden the base. Need to have a unified voice to keep the fight going. Engage everyone to bring more voices into the fight and make better land use decisions in the future. Concerned about WRMHP's inclusion in the UV plan when it wasn't supposed to be. City Hall employees want to do what's right for the citizens.

MH-Resident: Winchester Ranch: 3/2013 park advertised for sale – owner never told residents. Park hasn't been sold yet, Pulte Homes has an option to purchase. The process is long so don't assume that anyone is telling you what you need to know. All owners are probably different. If you want to know information push and demand until someone gives you a straight answer. WR residents think they will be able to stay in the park and win the fight. Engagement is key. Land use is a political question – not between you and management. Must get to know representatives. They are good people and want to help. They listen and will respond. They will do what they can. Don't create relationships with city officials that are antagonistic. City is a good city. Citizens need to get together to make change.

MH-Resident: MH resident for 21 years. Only learned about this issue by newspaper articles about Winchester Ranch. Who determines what a home is worth? Who do we ask? Who's going to want to buy mobilehomes?

MH-Residents: Is Council going to give staff more help to get work done?

D1 Resident: Do residents have to be given the option to purchase the property? Is there a difference in whether it's considered affordable housing?

Palo Alto: City and County have contributed funds to purchase park. Can that work in San Jose? How can that work? How can state help to make preservation/protections stronger?

Council Assistant (D10): City needs to do a better job of defining terms before using them. UVs create higher densities in a planned area. MHPs don't get millions of dollars from Housing Department. District 10: 408-535-4910

MH-Resident: 34 year resident. MHs should not be compared to apartments. MHs have costs that apartments don't have.

MH-Resident: North SJ development that's going to put apartments on an entire block. Samsung HQ, 6 stories tall. Tons of traffic impacts to the area.

MH-Resident: suggestion that tenants and owners can negotiate rents. Court case from southern California recognized that MH residents are captive tenants and there is an imbalance of power between the two parties. Please clarify zoning changes; GP2040 made clear that the City wanted to preserve industrial/employment lands. What happens to parks in industrial/non housing uses?

Law Foundation: Recently City Attorney said that owners can't just close a park. Process requires a conversion process. Needs to be laid out clearly in the ordinance/policy. In the future include discussion about what the conversion ordinance is.

**Mobilehome Public Meeting
Seven Trees Community Center
August 29, 2015**

- My income is fixed, I am concerned about rents going up.
- I don't agree, a mobilehome is not like a single family. We still own the home. Owners are saying things at council that you need to know about. Do you know what vacancy decontrol is? If this changes, owners can raise the rent. The opt in "stay in business" plan is a way to raise space rents. Go to all the meetings. Be proactive, keep up with what's going on. Email your city council person. This is not exactly what's going on. Learn what these things mean. It's our homes, at the end of the day, that will be lost. Especially the senior citizens.
- I want to know who is here from the five parks in Urban Villages? We'd like to keep in contact with you. You need to stand up for your rights. This opt in; my park owners raised rents, pass through for electrical etc. First time \$43 increase, next time our park owner got \$0. We cannot allow owners to pass through any upgrade costs. The D7 rep is here, talk with him. D2 councilmember here too.
- From what I can see, there's not much the City can do to prevent closure. What is their definition of affordable? What about when you add utility expenses? Annual rent goes up 3% every year, last several years my social security has only gone up about 1.5%. So what if MHP conflicts with the General Plan. Why can't there be both? What about the people who don't want to live in apartments? What about my rights to live where I want? Are you saying I'm a burden? I live on a fixed income, I pay my dues, don't I deserve to live in my park? If rent control is a problem, don't buy that park. I've been told that park owners have been getting money from PGE for upgrades. Where is that money? Mobilhome owners have made substantial investments in their mobilehomes.
- We're jumping into quicksand, lots of details. How many want to keep your mobilehome? How many of you appreciate the rent ordinance that keeps your rent under control? I worked ten years to get into my mobilehome. I was gouged everytime the market got hot. If I was renting right now, I'd be paying \$3,000 a month. Opt in stay in business would raise your rents. I'm not confident that city council is on our side.
- I have lots of questions, I own my home. I don't see any help for me. We have to unite. Councilmember Khamis is doing nothing but bad to us. I have 13 grandchildren who come visit me, without that mobilehome I would be out on the street, I am 70 years old. We should be treated equally.
- I live at Western Trail Park, has 100 trailers, was established in 1946 for veterans. It is half seniors and half low income people and lots of kids. What about little parks like mine? We're talking about villages, I am concerned about small parks. I've lived there 32 years, we have constant fear, we've already lost two parks one at Russell Street, one next door. Who is speaking for the little parks? I know there's three on Monterey, there used to be 15.
- I'm here from the Law Foundation. Even if you don't live in a particular council district, it is ok to share your input with that council member. Continue to work together, keep MHP communities alive and vibrant. Here are some changes I'd like to see: a

comprehensive impact report, a conversion ordinance that considers a first right of refusal, additional relocation benefits for families and tenants with disabilities, relocation from MHP tenants (vs. residents). Increases moving costs and increased rent differential. Reach out to the council members, talk about why your community is important to you.

- I live at Chateau La Salle, 35 years. I was involved in the original rent ordinance. Vacancy decontrol is already part of the rent ordinance. When you sell the owner can raise rent if they want. Owners claim they are not making any money because of the rent ordinance. I pay over \$900/month just for rent. They are earning \$387,000 per month at my park and they say they don't have money to maintain these communities. I've heard they are making 15-20% returns on their investment. To me stay in business is a way to circumvent rent control. I want council to force owners to prove that they are not making enough money to do necessary upgrades.
- I live at County Fair, I think rent control is being used as a lever. The owners want us to move out, so they can bring new people in. With this opt in, think of the harassment that will occur. Shrubs won't be trimmed, garbage cans in wrong place, too many visitors. I've heard stories of people trying to organize residents, owners order them to leave the park. Find a way to reach other people in the parks, Spanish language, Vietnamese, English, go out find other people, find a way to get everyone together. Owners will find a way to separate us.
- I live in Imperial Estates. If you are in an urban village, there is a higher risk of displacement. It's not if, but when. Not us vs. them. I have a proposal. Council Member Khamis is helping, he asked about urban village boundaries. Council didn't vote to explore why parks were included in the boundary. I've done research, happy to share. BTW, Mayor Liccardo has pressures to reduce carbon emissions too. Let's all take a deep breath, talk about exit strategies, saving people's equity, voluntary displacement. In 15 years your parks will be a high rise, no way around it. What's my time horizon? 30 years? 5 years? How do I save my equity? I want it stay as it, but the pressures are too great, look at SB 375. It's about the earth at this point, so many pressures to reduce carbon emissions, State requires SJ to show how we'll get cars off the road. What's going to save my home? What's going to prevent my family from being displaced? My kid says she feels like an animal in a rain forest at risk of displacement. Let's not make CM Khamis a bad guy, he wants to know why. Don't forget the housing prices, people living in the creeks. Gather strength, get creative, council members are open to innovative ideas. You are allowed to speak every Tuesday, go every Tuesday and speak for 2 minutes.
- I live in Winchester Ranch, 29 years back when it was an adult park. We were not originally in an Urban Village, our park owner asked to be included. We live near Valley Fair and Santana Row, lots of traffic. They did not renew the lease on the Century Theaters, now our park is valuable. Did any of you get notification of the urban village meetings? The property owner gets notified, we found out by accident almost. Once your home is a certain age, you can't refinance it. We have rules we have to follow (pull weeds, etc). We don't have blight, why don't they sell the park if they are losing money. We offer to buy, but owner said they had another offer. We are the first domino. We

met with the developer, they purchased 12 houses, and they are now empty in the park. People are getting pressured to sell. Rumor: if you wait you won't get as much for your home.

- I live in Westwinds. I heard they were interested in building hotels where are park is. I drive for VTA, I see individuals who are searching for affordable housing. I'm playing out all the scenarios, I love my space, garden, 3 bedroom 2 Bath, and I can have pets. It is hard to find homes that allow pets. I see empty and abandon properties all over, they should be redeveloped. Be your own real estate agent, go tell them to use vacant places for urban villages, leave mobilehomes alone. Stand up for our rights as residents. Save San Jose Mobilehome Parks, my Facebook Page. I'm fearful for the seniors who invested in landscaping and paving, they may be uprooted. I'm here to fight for my neighbors. Apartments in the area are \$3,000. Please join our Facebook group.
- I want to thank Theresa Ramos, she does a lot for mobilehome communities. We need to start another CAMARA (?) like a homeowners association to organize residents, cost \$45 a year, follows legislation in Sacramento. They helped with manager/resident disputes. City and County should all be involved in this. Dave Henessey. Please come to the next meeting. Get involved, start a Home Owners Association. Don't be scared, speak out.
- I'm from Winchester, I'm also on the Urban Village advisory committee. You need to realize that urban villages protect mobilehome with another layer of bureaucracy for owners to go through. Read the mobilehome conversion ordinance, more than once to really understand what's going on. We're trying to strengthen this policy so owners can't easily close a park. There's a hard line owners have to cross, not as easy as it sounds. With this moratorium, time to work on policies. I talked with the Housing Director, she plans to have focus group meetings with residents to discuss the "opt in stay in business". A very squishy concept, not well defined. Make sure to come to the Sept 9 meeting, also on Monday night at City hall, the third public meeting. Important for staff to get all the input they can.
- I live next to Winchester Park. This is a citywide issue of affordable housing, a crisis. To lose one unit is wrong at this point. I encourage your to outreach to other neighborhoods that are next to you. I personally don't want to see high rises next to other single family homes. This is a broader issue. SJ should look into helping MHP residents to buy their parks. Other agencies in the State are willing to buy MHPs.
- We're stronger together, I think this issue is about affordability. When rent control and homelessness and low income housing, I hope you guys will be out on those issues. It's all about getting people housed. We are stronger when we work together. Let's all go to each other's issue meetings, maybe we can work toward a better San Jose.
- I represent Winchester legally. I can speak to residents about creating home owner associations but we need an invitation into your park. Come out to meeting, email council members.
- I live in Colonial Manor. To qualify we have to have income that is 3x the rent. How is that affordable? Communication Hill is high density, creates traffic.
- Seniors are a large percentage of the MHPs in SJ. Many are handicapped; many have altered their home so they can use a wheel chair etc. Accommodate Seniors, evenings

are difficult for handicapped people to come. If you discuss a big issue, meeting in evening and afternoon. Not all owners are bad. Some seniors expect to live in their home until they die. Please consider that seniors need to be considered in how parks are closed, homes are replaced, and how seniors would move.

- I live in Imperial Estates. I'm not a senior but I will be someday. When I sold my single family. I don't want to live next to other people or have neighbors I don't like. I want to be in my own home. I planned to have my MH paid off by the time I retire. It takes lots of money to live in a park. I am panicked, I like having my space, and I don't want to live in a high rise. When will the government start taking single family homes? I don't see how they think we are low density. I love my park, it is in an Urban Village area and that scares me. Now my great place is a penalty. They want to build six story buildings. Why not build on vacant industrial areas?
- I live in Mountain Springs Park. My heart goes out to the owners, if they are losing money that's a shame. Going broke with 3%, show hour loses and sell your property to the City. Then we wouldn't have to feel sorry for these park owners and their 3% increases.
- I think it is sad that we're here today at the age that we are and that we have to fight for our homes. Why not go after the single family homes? Why can't SJ put a moratorium on new people moving in? We don't have enough water. When is SJ going to put a moratorium on that? Sad that politicians are inhumane, not looking at our issues.
- I live in Spanish Cove. Rent decontrol would mean I would lose most of the value in my house.
- I live in West Wind. We have new management; they have done improvements that should have been done years ago. Our concern, we are low income, we are foster parents, we have been written up for painting the house and visitors. With the new changes, lots of stress, they have towed cars etc. Is this ok?
- MHP are affordable to seniors and families. There must be solutions. We need more defined zoning code policies and provisions to protect MHPs. Could we affordable to move out financially, physically? No. Concern about harassment, erroneous inspections, refusal to maintain common areas, etc. As renters we should have an agency that follows up with park owner on such issues. Maybe owners could get a tax break. We need a committee but also a place to live that's secure and peaceful. If a MHP closes there will be a domino effect. The time to protect is now.
- I live in Imperial Estates. I think we are complicating the issue. We're talking about rent control. Two issues. Rent control should be a separate meeting. We are now talking about the conversions, let's talk about how to keep a park a park. How many parks have been sold to keep a park a park? They are not making extremely gross amounts of money. If the train is coming down the track, we have to make sure that as owners of people in the park, we have to get what is good for us. Have them rezoned to parks only. We need to start talking about keeping parks as parks, keep eye on the ball. My park has 170 homes, same swatch in Willow Glenn is 20 homes. One owner is easier to redevelop. It irritates me when they compare my home to a car. Please talk about appreciation in another way. It's my home.

- I live at Town and Country, love it. I hope the City does not succumb to developers. Historic Trinity Cathedral, a large condo development is planned, I don't like it.
- We need to meet together to respond to what council decides.

Mobilehome Public Meeting

City Hall

August 31, 2015

- 5 Parks in Urban Villages: SJ Mobile Estates, La Buona Vita, Mobilehome Manor, Willow Glen, Winchester
- Winchester: If the property goes up for sale, how does that work? Are there any protections/requirements for mobilehome owner's investment?
- Do owners have to prove they aren't making enough money or do you just take their word for it?
- If the park owner sells to another individual, does mobilehome rent control still apply?
- We have three conflicts; park owners who's land is very valuable, City of SJ these are homes...people have moved in with families, people have planned to spend rest of their lives, up to SJ to maintain this type of residents for its people. I am 57 years old, disabled, how else would I own a home? However, at the very bottom of the last market, I bought for \$21,000. Now you can get one for \$100,000. Nowhere in SJ can you buy 1100 of house with a yard and a pool. This maintains housing for people who cannot buy a brick and mortar house. Having said that, this is an ordinance to allow people to sell their property. At Westwinds they are building huge properties, River Oaks, that's the new lifestyle for young people. Having high density housing near transit is important. If they want to close the park, need to make sure these conflicts are settled. The City should recreate the park in another part of the city, same yard, shrubs etc. The park should put money into a fund to hire a person to know the people whose inconvenience is insurmountable. Build a shuttle whatever it takes. We have to tell them how they must...we can't tell them how they can't.
- I live in Imperial, I'd like to know what order are the parks lined up for possible redevelopment?
- I live in Imperial, when an owner makes an application, how long does it take before the park closes?
- I'd like to help, if the City needs help with fundraising I can help.
- All 59 parks are in this plan. Once this gets out it will affect our property values. We are trying to figure out a way to give the city council ideas on ways to save our homes. The last investment I want to make is to buy a pine box, I don't plan on moving. Seniors want to hang onto our homes. We have to be united, find someone who can speak for you, fill out the card. This information is for the council. Any ideas that might suggest a solution? It is happening; the domino is going to happen. All 59 parks are involved in this thing.
- In Quail Hollow the manager does not own, in 2023 the lease is up. Are you considering that the owner can not renew the lease? Are you making provisions for parks that are leased?
- I'm here from Winchester. Comparable: Similar approximate, akin, equivalent. If I have a home that I've invested more than \$40K and I live near Santana Row, I don't expect to live elsewhere in an old home in other Cities. In a senior park, in a good area, with updated. I'd like to see that list; I've been looking for two years and have not found

another comparable home for less than 250/350K. I would be happy to have that list. We should extend the moratorium so we can make sure that comparable means exactly that. I've read the whole plan...caring for the low income, homeless and the elderly. I ask that as you plan for our future you keep us in mind.

- I found a home in town and country. I did not move there to flip or with the idea to be forced to move in 6-7 years. There's lot's of talk about the urban villages, I'm concerned about the idea that the owners have of being able to raise rent on homes that are sold in our parks so they will be going out at market value regardless of what we're paying. What's going to happen in our homes and communities if they put those market rate values on the rents, nobody will be able to afford it. How would you buy my house with a mortgage and a \$3,000 space rent? What are we going to do? Make sure they can't change the zoning or the rent control?
- I am a single mother, I live in a mobilehome. I am low income. I was paying \$2,000 a month on the east side, I had to clean, and I was not able to pay rent. I work for Social Services, I see families living in their cars, and I feel blessed to live in this place. If I didn't live in my place I would not be able to send my child to college. I'm 40, I feel for those who are older than me. I work; I have disability benefits, what are people going to do with five kids. The prices, 1800 for a studio for one or two people. I see this at my work. I make pretty good money but I cannot afford a two bedroom. Whatever it takes I will be at all the meetings, I'll translate, I'm not going to love my homes, and my kid has to go to college.
- The most important thing I heard from the city council was protect and preserve MHP. These are an affordable retirement resource. These parks can be sold, but need to be sold as manufactured home parks. I think the owners are making money, the owner of our park wants to sell. I'm concerned that if we eliminate the source of housing, there is no turning back. If our park closes who is next? The MHP zoning must not be changed.
- Does the City want to take mobilehome parks to put in a freeway or something else?
- At the beginning of the mobilehome park it was empty land; we move in as a cheap park, land appreciates until the owners can make more money doing something else. Do we have the right to ask for a fair share of the appreciation of the land? We don't own it, but we contribute to the land over the years we have lived in the parks.
- I live in Winchester, we have an email address that we can use to communicate. The moratorium should be addressing the issues of requirements to close and convert, it should NOT address using it as a venue for vacancy decontrol (a fancy word for once you move out others pay market rate). This is an end run around rent control.
- I live in Town and Country. How many parks were built after 1979? Are they more vulnerable? [NOTE FROM STAFF: Park spaces built after 1979 are NOT subject to rent control so they are more expensive.]
- I don't live in a MHP, but I live near one, Winchester. We need affordable housing in our city -not just for seniors, for new workers, for everyone. The consideration of this ordinance should look at the respect of the people who are there and what they signed up for when they came here, also respect the right of landowners to profit. Not a black and white discussion, but we need to spend time, not rush plans (Pulte). That scares me, we are way too far along for them to submit a plan without discussing this in more

detail (compensation, finding adequate housing in other areas). I don't think it is appropriate to have a "lets get this done" attitude. I hope we can come together as a community. What are we trying to accomplish here for our seniors? I hope we can come together to respect all of the players in this.

- I live at Sunset MHP. Recently they are not letting MHP owners to sell the home, they are asking to demolish the property. Is this in the zoning code and how are these people compensated for the lifetime savings? Is this legal? What do all the council members think about this? I'd like to help anyway I can. At least 5 homes in our park have been cleaned out.
- If you build a new home, our space rent can go up. Mobilehome rent ordinance, "in place transfer"
- "dealer pullout" goes back up to market rate. Contact the City's Housing Department regarding Mobilehome Rent Control: Theresa Ramos: 408-975-4475. Also see the State Mobilehome Residency Law.
- I'm from Colonial Manor, we have a Facebook group so everyone can see who we are. To be in the group, Keep our mobilehome and keep or strengthen the ordinance where need be. Where not getting into nuts and bolts. SaveSanJoseMobilehomeParks.
- If we can't show up to the 9/9 meeting, who do we talk to? Winchester said they already are in contract with developers. The owner's consultant said they could not entertain an offer from the City. I think we should rezone all MHPs as mobilehome park zoning. When urban village plans are made this could happen.
- I live next to a MHP, near Winchester. I have something to say to the City; this is an urgent matter. I have a lot of friends in the mobilehome park, they are under a lot of stress. People are under a lot of stress it is affecting their health daily. They have been going through this for two years. This is way too long. Nobody should have to live under the threat that their home could be taken away from them. If this were high income housing we wouldn't be having this discussion. Planning Commission and Council, we need to end this soon so people can go on living in the homes that they indented to retire in, without this constant stress. This can't go on year after year with each park. We need a solution very soon.
- I own a home at Winchester. Here's what we know. Our property has NOT been sold. Pulte homes has a contract for an option to buy, at sometime in the future they can exercise that option. They have not yet filed an application with the City. We've been working on this for 2.5 years since March of 2013, in a way I apologize if our situation has caused anxiety among other parks. By trying to solve our own problem, this might help other parks. Some of your parks may never be sold, but there are 59 of them and the odds are that if the council approves the application and allows Winchester to close, there will surely be a second one. The conversion ordinance if very important, the General Plan is important, it is important for you to learn what the laws are that affect your life. It's not simple but it is easy to access you just have to spend the time. Look up the Municipal code and go to meetings. Go to meetings, watch them, and find out what they care about. We're fighting, optimistic. Good we are all getting to know each other and be organized and to look out for one another. Keep doing that.

- Read title 20 all about the conversion ordinance, there are big flaws in it. Be careful about equivalent and comparable. The owners of our park had a meeting with Pulte and told us about their plan to build onsite apartment condos. However, that's a rabbit warren (600-900 square feet). We have issues with what to do with your pet? What about all the connections in your community, an elderly relative in the area etc? The elections in November made a big difference for us. Title 20 is important, watch council meetings on closed circuit TV, sometimes it is better to be there, and cameras don't show everything. At Winchester the owner's rep said the average income is \$84,000. That was a surprise to us! I wish we knew who the millionaires in Winchester are. I don't think there are any millionaires in our park. Go out and learn as much as you can.
- I have been living in South Bay MHP for many years, I am low income. I really need the assistance of the government to help me stay in my place.
- I live at San Jose Verde, when I moved there I was told to sign a permanent lease, I learned later that the lease meant no more rent control in my park. Most of the homeowners in my park are Vietnamese and don't speak English, they didn't know this would happen.
- A few questions: How will the City protect the parks and residents in industrial land use areas? What does the city mean by protect? For those who live in industrial designations, will the City support conversion to industrial uses? What would stop the City from stopping a "statement of overriding..." if the owner wanted to convert the park into a lucrative use for the city?
- I'm with the Law Foundation of Silicon Valley. We have submitted our comments to the city; if anybody wants to see what we're talking about we have written several memos. Regarding the issue of signing a long term lease, there are low cost legal aid services available. The City refers people to us sometimes for low cost legal services. If you like our suggestions, consider contacting your councilmember. I do have concerns about the "opt in stay in business ordinance" Where else has this type of ordinance been tried? I am afraid, with such high stakes, people could give up important rights and people have unequal bargaining positions. It doesn't end here tonight, come to the meetings. It is important to come, more important to speak.