# Frequently Asked Questions

**What's the difference between a mobilehome park "Conversion" and a "Closure?"**

A mobilehome park "**conversion**" is a change of the mobilehome park use of a site into a new land use such as a commercial center or an apartment building. When a park owner seeks to convert, he or she is requesting land use approvals for the new use.

A mobilehome park "**closure**" occurs when a mobilehome park stops operating and closes without the approval of any new use. No land use approvals can be obtained in a closure process.

**How does the City's <u>existing Conversion Ordinance</u> differ from the proposed Closure Ordinance?**

| San José's current Mobilehome Park Conversion Ordinance | San José's proposed Draft Mobilehome Park Closure Ordinance |
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| 1. Used by mobilehome park owners who wish to close a mobilehome park and wish to change the use of their mobilehome park site to a new land use.<br>2. Requires a conditional use permit or planned development permit.<br>3. Requires mobilehome park owners to negotiate with the mobilehome park residents' association for purchase of the mobilehome park site.<br>4. Requires a Relocation Impact Report (RIR).<br>5. Requires Council hearing to approve or deny the proposed conversion.<br>6. Mobilehome park owners may request a reduction in the relocation benefits called for in the RIR, and the City may request documentation to justify a reduction. | 1. Used by mobilehome park owners who wish to close the mobilehome park and do not wish to change the use of their mobilehome park site to another land use.<br>2. Does not require a conditional use permit or planned development permit.<br>3. Does not require that the mobilehome park owner negotiate with the mobilehome park residents' association for purchase of the mobilehome park site.<br>4. Requires a Relocation Impact Report (RIR) prepared by a Relocation Specialist selected by the City.<br>5. Allows for a Council hearing on the sufficiency of the Relocation Impact Report only if requested.<br>6. Mobilehome park owners may request a waiver of the relocation benefits called for in the RIR, but the mobilehome park owners must provide to the City financial statements for the most recent five (5) years verified by a certified public accountant. |