



CITY COUNCIL STAFF REPORT

From: City Manager

Report Type: Study Session

Lead Department: City Manager

Meeting Date: February 13, 2023

TITLE

Buena Vista Mobile Home Park Update from the Santa Clara County Housing Authority

RECOMMENDATION

Staff recommends that the Council receive this report and discuss the update by the Santa Clara County Housing Authority (Housing Authority) regarding the Buena Vista Mobile Home Park (Park).

EXECUTIVE SUMMARY

The Santa Clara County Housing Authority (Housing Authority) will present on (1) its efforts to date (including Park upgrades and improvements, ongoing compliance and property management) and (2) its plan for redeveloping the Park.

The Housing Authority is moving forward with a major redevelopment of the Park. As a first step, the Housing Authority is soliciting feedback on initial site concepts. Park residents were invited to attend a meeting in late January to learn about the site concepts and provide feedback on proposed design, amenities, security, and living spaces. The Housing Authority is presenting the site concepts to the Palo Alto City Council and the Santa Clara County Board of Supervisors as an additional way to receive resident feedback in addition to hearing from elected representatives. The Housing Authority has provided some contextual documents included as attachments to this report.

BACKGROUND

The Park, located at 3980 El Camino Real, is related to a tri-party agreement between the City of Palo Alto, Santa Clara County and the Santa Clara County Housing Authority. These three parties came to a [multiyear three-party agreement](#)¹ focused on maintaining affordable housing, enhancing the habitability of the property, avoiding resident displacement, and investing in

¹ City of Palo Alto, City Council Staff Report, ID#7125, June 27, 2016, [BV MOU SIGNATURE FINAL \(HACSC June 14 2016\) \(cityofpaloalto.org\)](#)

rehabilitation and improvements. The tri-party agreement includes an improvements timeline and some expected outcomes. Due to a variety of reasons, further explained in Attachment A, the improvements and outcomes are behind schedule. The City, as a party to that agreement, committed to providing \$14.5 million from its affordable housing fund to aid in acquisition and preservation of the site for affordable housing. Since the onset of the agreement, the Housing Authority has:

- Relocated Park residents as needed (e.g., to new mobile homes),
- Removed trash and abandoned cars,
- Conducted necessary home repairs,
- Installed new utilities,
- Replaced aged sewer and water lines,
- Replaced paving,
- Demolished abandoned coaches (i.e., mobile homes),
- Capped unused utilities for safety,
- Provided spaces for services and an afterschool program, and
- Worked to bring the Park into compliance with various laws.

FISCAL/RESOURCE IMPACT

Funding for site acquisition and Park improvements was approved in June 2016. No additional funding is requested at this time.

STAKEHOLDER ENGAGEMENT

The Housing Authority held a general information community meeting with Park residents in November 2022 attended by approximately 50 residents. This was followed by another meeting in January 2023, attended by approximately 45 residents, to share redevelopment plans and site concepts and receive resident feedback. Additionally, the Housing Authority has indicated its intention to meet individually with residents to discuss specific situations and concerns. In terms of broader outreach, the Housing Authority is sharing plans and site concepts with the City Council to receive public feedback.

ENVIRONMENTAL REVIEW

The City Council discussion of the Park's site concepts will not cause physical changes to the environment and does not constitute a "project" under the California Environmental Quality Act (CEQA).

ATTACHMENTS

Attachment A: Buena Vista Mobile Home Park Project Summary

Attachment B: Site Concept

Attachment C: Sample GIN

Attachment D: January 2023 Resident Meeting Handout

APPROVED BY:

Ed Shikada, City Manager

Report #: 2212-0560