

County of Santa Clara
Board of Supervisors
Supervisorial District 5
Supervisor S. Joseph Simitian



74832

DATE: January 27, 2015
TO: Board of Supervisors
FROM: S. Joseph Simitian, Supervisor
Dave Cortese, Supervisor
SUBJECT: Buena Vista Mobile Home Park

RECOMMENDED ACTION

Direct Administration to:

- a. Enter into discussions with City of Palo Alto, Palo Alto Housing Corporation, Law Foundation of Silicon Valley, Housing Trust Silicon Valley, Buena Vista MHP Residents Association, the residents themselves and other interested, relevant parties for the purpose of securing the long-term viability of the Buena Vista Mobile Home Park as deed-restricted affordable housing.
- b. Set aside up to eight million dollars in the County's Stanford GUP Affordable Housing Fund to be used to provide a portion of the necessary funding to secure deed-restricted affordable housing units.
- c. Report to the Board off-agenda by the end of February relating to the established procedures for the disbursement of these funds. (Simitian)

FISCAL IMPLICATIONS

No impact to the General Fund.

BACKGROUND

The Buena Vista Mobile Home Park is located on El Camino Real at Los Robles in Palo Alto. It is the last mobile home park in Palo Alto and a source of affordable housing for about 100 mostly low-income Latino families, about 400 people in total.

The property is privately owned, and the owner is in the process of trying to sell the property for market-rate development, which will result in the displacement of the residents and the loss of this scarce source of affordable housing in an extremely high-cost part of our County.

The City of Palo Alto is in the process of determining whether the relocation package offered

by the owners to the residents is in compliance with their local conversion ordinance. However, once a relocation allowance has been lawfully established by the City, conversion approval is (per news reports) mandatory.

DISCUSSION

It has come to our attention that there is an effort being led by the Law Foundation, on behalf of the Buena Vista MHP Residents Association, to put together an offer to purchase or otherwise secure the property to ensure it remains a long-term source of affordable housing. This is an opportunity for the County to leverage its limited funding, and to act effectively on our oft-stated commitment to affordable housing.

By pledging up to eight million dollars from the County's Stanford GUP Affordable Housing Fund as a set aside, contingent on other funds forthcoming, we can hopefully serve as a catalyst for the acquisition of the Buena Vista Mobile Home Park, and ensure it remains a long-term source of affordable housing in our County. By acting first, the County can help mobilize other funding sources/providers. Currently there is over \$11 million in the County's Stanford GUP Affordable Housing Fund.

Contributing towards the acquisition and deed-restricted affordability of the Buena Vista Mobile Home Park complies with the requirements of the County's Stanford GUP Affordable Housing Fund which are:

- Funds must be used within a six mile radius of Stanford campus. This primarily includes South San Mateo County and the cities of Palo Alto, Los Altos, Los Altos Hills, and Mountain View.
- Funds must be used for the purpose of funding affordable housing projects.

Within these parameters, however, it is at the discretion of the Board of Supervisors to determine where and how funds should be dispersed.

To be clear, we are not proposing that the County either own or operate the Buena Vista Mobile Home Park. Rather, we believe that the appropriate use of these existing funds might provide the impetus necessary to turn the current conversation away from enabling the conversion – which puts 400 people on the streets – to determining if and how the property can be preserved as a long-term supply of deed-restricted affordable housing.