

Memorandum



Development Services

DATE: January 2, 2008

TO: Mayor and Council

FROM: Neil Calfee, Deputy Community Development Manager (350-8294)
Jayson Matthews, Tempe Community Council (858-2302)

SUBJECT: Mobile Home Park Redevelopment Policy

HISTORY & FACTS: Based on a recent rezoning and vacating of three mobile home parks on Apache Boulevard, Council directed staff to work the Transportation, Housing and Environment Committee as well as the Public Safety and Neighborhood Quality of Life Committee to determine what, if any, intervention the City should take when mobile home parks are redeveloped and to provide recommendations on any City policy or ordinance changes related to this issue.

It is important to note that the state currently provides some protection and compensation for those displaced by mobile home park redevelopment, however, these measures do not adequately cover the costs of relocation and allows developers to shorten the move out timeframe to as little as 30 days. Numerous communities from the country have faced this issue and responded with ordinance changes which require developers to provide a fair relocation allowance and adequate notice for displacees to find replacement housing and move.

STAFF RECOMMENDATION: Staff recommends the ordinance be amended to provide greater compensation and notice to those displaced when a mobile home park is rezoned and redeveloped. Acknowledging that this process may take several months to draft the language and work through the public involvement, boards and commissions and ultimately the Council for approval, staff would seek direction to move quickly on an interim ordinance change that would require a minimum of 90-days notice to vacate be given to residents when a mobile home park is rezoned.