The Carson Mobilehome Park Ordinance: Current Protections and Proposed Updates

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Overview

- Purpose of the town hall meeting
- Existing protections in the current ordinance
- Ideas for strengthening the existing protections





Purpose of the Town Hall Meeting

- False rumors and need for clarification
 - What is the "moratorium" and why did the City enact it?
 - What protections currently exist for mobilehome park residents?
 - What changes is the City considering to strengthen these protections?
- Feedback from residents



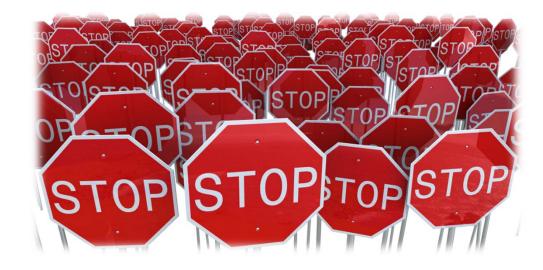
What Is the "Moratorium" and Why Did the City Enact It?

- The City was informed that some mobilehome park owners were considering closing their parks
- The City wanted to make sure that mobilehome park residents would be protected if their parks were closed
- Carson's Mobilehome Park Ordinance has not been updated since 1992
- So....



Moratorium

• On December 15, 2015, the City passed a moratorium on mobilehome park closures





What Did the Moratorium Do?

- No closures allowed until the moratorium ends
- Moratorium is currently set to end in December, but the City Council will have the option to extend the moratorium for another year after that





What Is the City Doing in the Meantime?

- Looking at the existing protections for mobilehome park residents
- Considering ways to make the existing protections even stronger





Existing Protections in the Current Ordinance.

• Primary Protection: Relocation Costs





Relocation Costs

- What can be included in relocation costs?
 - Cost of moving a mobilehome, including patios, carports, and porches
 - First and last month's rent at a new mobilehome park, apartment, etc.
 - o Security deposit at a new mobilehome park
 - Payment of the difference between old rent and new rent for one year
 - Payment of fair market value for mobilehome if it cannot be moved
 - Provision of a replacement space within a reasonable distance of the current mobilehome park



Other Protections

- 6-month notice of park closure
- Residents are not required to move out unless the owner is in compliance with all relocation benefit requirements





Ideas for Strengthening Current Protections

- Expand Relocation Benefits
- Option to Purchase the Park or New Housing Units
- Mobilehome Park Zone
- Application to New Residents
- Environmental Report



Disclaimer

- The City is considering these options, but has <u>not</u> yet decided exactly what is it going to do
- The fact that something is discussed tonight does <u>not</u> mean that it is going to happen
- The City still needs to consider:
 - o Legality of options
 - o Resident feedback





Expand Relocation Benefits

- City will select appraiser
- Payment for moving personal property
- Payment for cost of staying at a hotel or motel during move
- Payments for residents with disabilities who need extra help moving
- Payment for lost wages or benefits resulting from move
- Payment for private tutors for children that miss school because of move
- Child care expenses required by move
- Others?





Option to Purchase the Park or New Housing Units

- Would give park residents a "first right of refusal" to collectively purchase the park from the owner instead of allowing it to close
- Would give park residents the "first right of refusal" to purchase or rent new dwelling units if the park was converted into a new residential use





Mobilehome Park Zone

- City would use zoning laws to protect mobilehome park residents by limiting the possible ways that the park land could be used
- This would make it less likely that a park would be closed or converted





Application to New Residents

- Current protections may only be available for residents who have lived in the park for 9 months or longer
- Could change this to cover residents who have lived in the park for a shorter period of time



Environmental Report

• Could require park owner to submit an environmental report before closing or converting a park to make sure that closing or converting the park would not have any negative environmental effects





QUESTIONS?



