

# 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



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# 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.
  - 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 not yet decided exactly what is it going to do
- The fact that something is discussed tonight does not mean that it is going to happen
- The City still needs to consider:
  - Legality of options
  - 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?



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