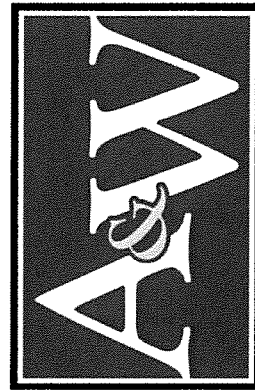
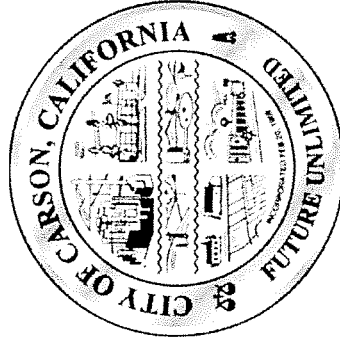


The Carson Mobilehome Park Ordinance: Current Protections and Proposed Updates

Presented by - Brian Wright-Bushman

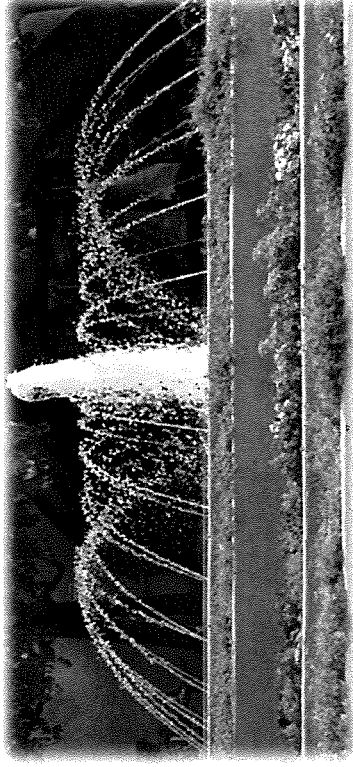
May 10, 2016



**ALESHIRE &
WYNNDER^{LLP}**
ATTORNEYS AT LAW

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

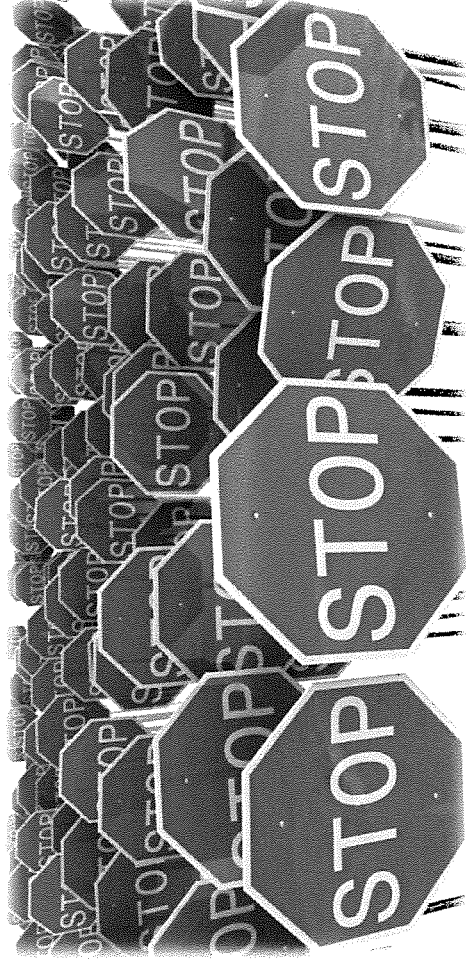
- False rumors and need for clarification
 - What is the “moratorium” and why did the City enact it?
 - What protections currently exist for mobilehome park residents?
 - What changes is the City considering to strengthen these protections?
- Feedback from residents

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



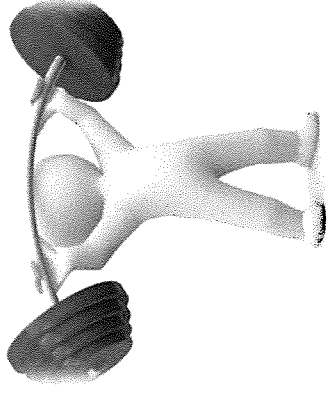
What Did the Moratorium Do?

- 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



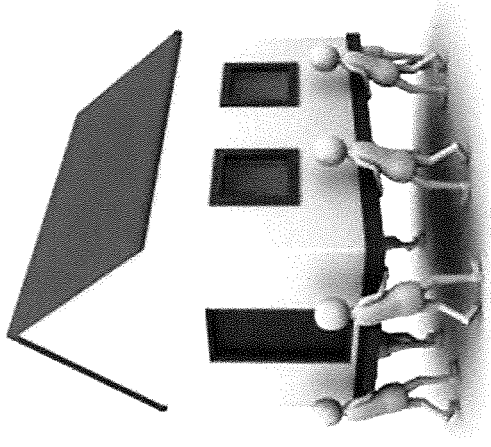
What Is the City Doing in the Meantime?

- 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

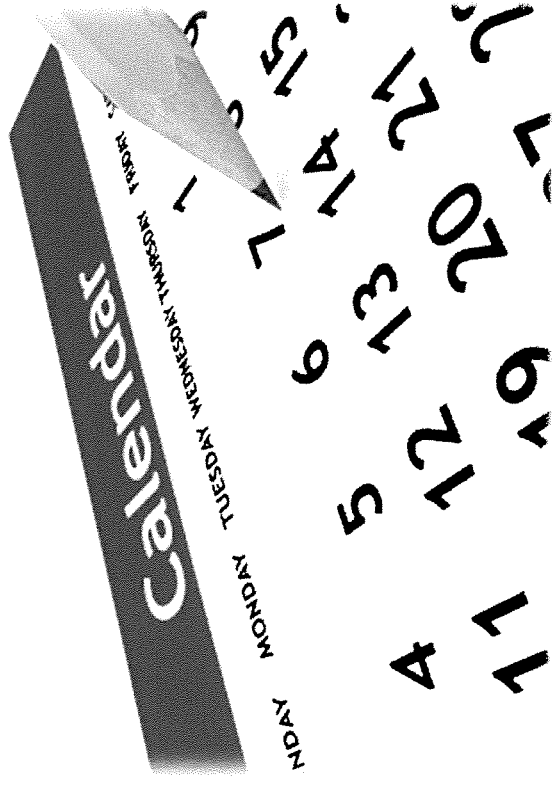


Relocation Costs

- 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.
 - 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

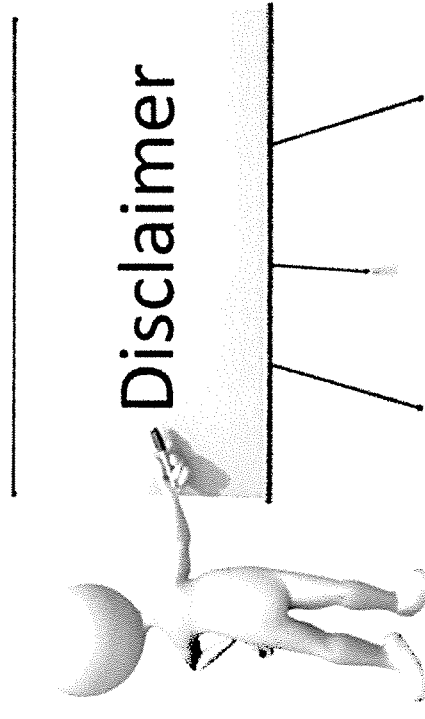


Ideas for Strengthening Current Protections

- 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



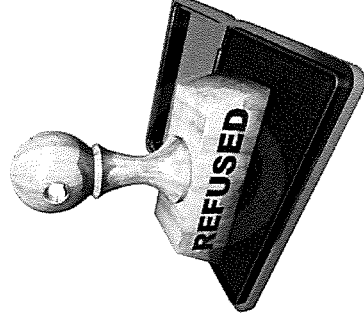
Expand Relocation Benefits

- 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?



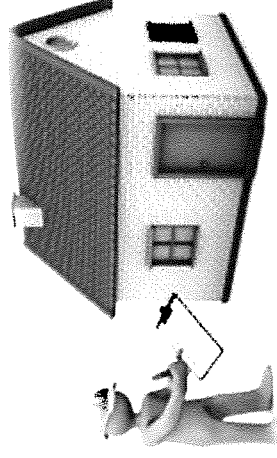
Option to Purchase the Park or New Housing Units

- 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

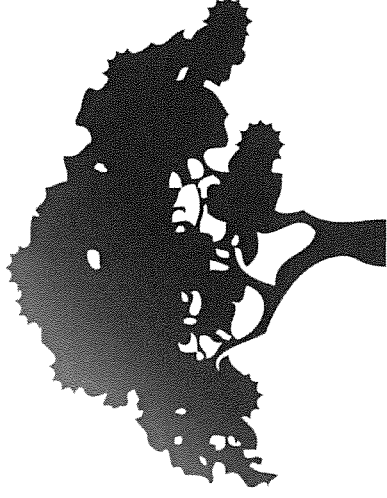


Application to New Residents

- 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?

