

RESOLUTION NO. 20-018

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA,
SUPPORTING ASSEMBLY BILL NO. 2782, WHICH WOULD STRENGTHEN
PROTECTIONS FOR RESIDENTS DISPLACED BY MOBILE HOME PARK CLOSURES**

WHEREAS, the City of Carson ("City") has over 20 mobilehome parks, and these parks are covered by the City's mobile home park closure ordinance and state law regarding park closures; and

WHEREAS, the closure of mobilehome parks by park owners is a real and constant threat to the residents of mobilehome parks. Park closures can drastically impact the lives of mobilehome park residents by requiring them to move out of the park and find housing elsewhere; and

WHEREAS, in most cases, the mobilehomes of displaced residents cannot be relocated to any nearby mobilehome park because: (1) state-wide, there are generally very few available spaces in mobilehome parks; and (2) mobilehome parks which do have available spaces will generally not allow mobilehomes to be relocated into their available spaces unless the mobilehome being relocated is relatively new; and

WHEREAS, park closures also have the effect of decreasing the supply of affordable housing in the City or other area where the park is located, particularly when the park being closed is rent-controlled. Mobilehome park residents are often low income households, and in Carson, mobilehome park residents enjoy the protections of rent control. Such residents are often unable to afford comparable housing in other mobilehome parks that are not rent controlled (even if such housing is available) or in other housing alternatives such as apartments or condominiums; and

WHEREAS, as a result of the foregoing, displaced residents are often forced to move far away from their homes to find comparable replacement housing, if they are able to find such housing at all. Relocating great distances can pose hardships such as requiring displaced residents to find new employment or be separated from friends and family members. As such, displaced residents can be at risk of becoming homeless if not provided with sufficient relocation assistance to overcome these hardships; and

WHEREAS, additionally, many mobilehome park residents or elderly and/or disabled, have lived in their mobilehome parks for many years, and have a strong desire to continue living in the same mobilehome park, or at least in a comparable nearby mobilehome park, for the remainder of their lives. For these residents, being forced to relocate can be extremely traumatic, both mentally and emotionally; and

WHEREAS, mobilehome park owners frequently seek approval from cities and/or other local government authorities to close their mobilehome parks in order to redevelop them for more profitable uses, despite the hardships the closures cause on park residents; and

WHEREAS, existing state statutes governing mobilehome park closures, particularly Government Code Sections 65863.7 and 66427.4, are vague and internally inconsistent as to the relocation benefits that a local agency may require a park owner to pay to the residents as a condition of approval of closure of a mobilehome park, although there is legislative history and intent supporting the authority and discretion of a city, in connection with approving a park closure under said statutes, to require a park owner to pay displaced residents, among other relocation costs, the actual cost of a resident

obtaining comparable housing in another mobilehome park when the resident's mobilehome cannot be relocated to another park; and

WHEREAS, Assembly Bill No. 2782, as introduced in the State Assembly in 2020, would clarify and strengthen state statutes regarding protection of displaced mobile home park residents by, among other things:

- Amending subsection (a) of Government Code Section 65863.7 to provide that the report on the impact of the park closure on the displaced residents, which is required to be filed with the local agency by the park owner (or other person proposing the change in use), shall include a replacement and relocation plan that adequately mitigates the impact of the closure on the ability of the displaced residents to find adequate housing in another mobilehome park;
- Increasing the required time frame in subsection (b) of Government Code Section 65863.7 for the park owner to provide the aforementioned report to residents from 15 days to 60 days, and making a corresponding change to subsection (g) of Civil Code Section 798.56, pertaining to the time required for park management to provide notice to the homeowners before appearing before a local agency governing body to request permits for a change of use of the mobilehome park, by also increasing that time frame from 15 days to 60 days;
- Remove the second sentence of Government Code Section 65863.7(e), which provides that the steps required to be taken to mitigate the adverse impact of the closure on the ability of the displaced residents to find adequate housing in a mobilehome park shall not exceed the reasonable costs of relocation;
- Add a new subparagraph (a)(2) to Government Code Section 65863.7 to provide that if a displaced resident cannot obtain adequate housing in another park, the person or entity proposing the change of use shall pay to the displaced resident the in-place market value of the displaced resident's mobilehome;
- Add a new subsection (k) to Government Code Section 65863.7 to provide that said section establishes only a minimum standard for local regulation of park closures, and shall not prevent a local agency from enacting more stringent measures; and
- Amend Government Code Section 66427.4, pertaining to subdivisions to be created from the conversion of a mobilehome park or floating home marina to another use, to provide that the provisions of Government Code Section 65863.7 shall apply to the reporting and mitigation of the adverse impacts of such a conversion on displaced residents; and

WHEREAS, the Carson City Council desires to express its support for AB 2782, and to express its willingness to commit all necessary City resources to ensuring the passage of such legislation in order to protect the welfare of City residents who live in mobile home parks.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF CARSON DOES HEREBY FIND, DETERMINE, AND RESOLVE AS FOLLOWS:

SECTION 1. The foregoing recitals are true and correct and are incorporated herein as findings of fact.

SECTION 2. The City Council hereby expresses its support for Assembly Bill No. 2782, and urges the members of the State Legislature and the Governor to enact the bill into law by the end of the 2019-2020 legislative session in order to strengthen the protections and benefits for mobile home park residents displaced by park closures.

SECTION 3. In order to protect and promote the best interests and welfare of the City's mobile home park residents, the City Council hereby directs City staff and the City Attorney's office to be actively involved with AB 2782, and to expend all necessary efforts and resources to ensure the bill is passed by the end of the 2019-20 legislative session in a form that provides the maximum possible protections and benefits for all mobile home park residents who may be displaced by park closures, both in the City and state-wide.

SECTION 4. This Resolution shall be effective immediately upon its adoption.

SECTION 5. The City Clerk shall certify to the passage and adoption of this Resolution and enter it into the book of original Resolutions.

[Signatures on Following Page]

PASSED, APPROVED and ADOPTED this 14th day of January, 2020.

APPROVED AS TO FORM:

CITY OF CARSON:

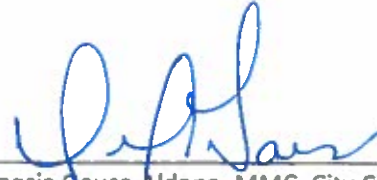


Sunny K. Soltani, City Attorney



Albert Robles, Mayor

ATTEST:



Donesia Gause-Aldana, MMC, City Clerk

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss.
CITY OF CARSON)

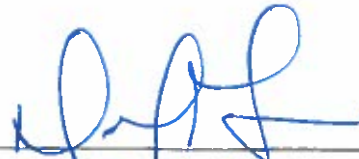
I, Donesia Gause, City Clerk of the City of Carson, California, hereby attest to and certify that the foregoing resolution, being Resolution No. 20-018, adopted by the City of Carson City Council at its meeting held on January 14, 2020, by the following vote:

AYES: COUNCIL MEMBERS: Robles, Dear, Davis-Holmes, Hilton

NOES: COUNCIL MEMBERS: None

ABSTAIN: COUNCIL MEMBERS: None

ABSENT: COUNCIL MEMBERS: Hicks



City Clerk Donesia Gause-Aldana, MMC, City Clerk