

General PC
9/17/2024

September 17, 2024

Statements made by Harmony / published in a public forum / articles

“At Harmony Communities we don't believe in housing discrimination. We believe a single mother with two kids should have the same affordable housing opportunities as people over the age of 55. We believe our community is well suited to accommodate struggling families and this change will help open housing opportunities for all, and in a non-discriminatory manner. “

Nick Ubaldi, told the Sun in an emailed statement that the company believes everyone should have access to affordable housing in Santa Barbara County, and it "does not discriminate based on age, race or gender".

My opinion is that these statements clearly speak to the discriminatory mind set of Harmony and all its associates towards Seniors.

If they are so interested in providing affordable housing for “All Age” then they should go invest in undeveloped land and build an All-Age Mobile Home Park, DO NOT Stomp on existing, established 55 + Age Mobile Home Parks.

55+ age park Mobile Homeowners / Residents bought their homes or are renting a home in the age restricted park because they did not want to be subject to issues that come with an All-Age Park.

Information obtained from Google Internet Search on 9/16/2024

Senior mobile home parks are protected in California by several laws, including the California Fair Housing Act (CFHA), the Mobile home Residency Law (MRL), and the Unruh Civil Rights Act:

- CFHA

The CFHA protects people from discrimination in housing, including mobile home parks, based on race, color, religion, sex, national origin, ancestry, familial status, and disability.

- MRL

The MRL is the "landlord-tenant law" for mobile home parks in California. It protects tenants from eviction and includes strict statutes that limit the reasons for eviction to only seven. The MRL also includes a Mobile home Residency Law Protection Program (MRLPP) that allows mobile homeowners to submit complaints for issues related to MRL violations.

- Unruh Civil Rights Act

The Unruh Civil Rights Act contains provisions that exempt specialized housing for senior citizens from the familial status and age provisions of the Fair Employment and Housing Act. This means that housing for senior citizens can legally exclude households with children.

Local zoning

Local zoning may also be an issue. For example, some cities have approved ordinances to prevent the conversion of senior mobile home parks to all-age parks.

The Fair Housing Amendments Act of 1988 allows mobile home parks to limit residency to seniors, but the law doesn't explicitly address the process of changing from a senior-only to an all-age community. Here are some things to consider:

- Senior residents' rights

Senior residents with leases that specify the park as a retirement or senior park may have a case if services agreed upon in the lease are diminished.

- Park status

A park can lose its senior status if it fails to meet statutory conditions, such as the 80% requirement that at least one resident in each unit be 55 or older.

- Conversion process

There's no legal requirement for a community to remain age restricted, but most communities do. Once converted, it's more difficult to change the park back to an age restricted community because it requires a vote of all owners.

- Affordability

Some say that converting senior parks to all-ages can reduce housing affordability for seniors on fixed incomes.

- Moratoriums

Some cities have put a moratorium on converting senior-only mobile home parks to all-ages to study the issues involved.