

LATE
DIST

Katherine Douglas *General Public Comment - Group 2*

From: belleandthomas2@gmail.com
Sent: Saturday, September 28, 2024 4:21 PM
To: sbcob
Cc: icapps@countyofsb.org
Subject: MORATORIUM ON CONVERSION of SENIOR PARKS

Caution: This email originated from a source outside of the County of Santa Barbara. Do not click links or open attachments unless you verify the sender and know the content is safe.

Bob Nelson, Chair
Board of Supervisors
Santa Barbara County
105 East Anapamu #406
Santa Barbara, CA 93101

cc: Laura Capps, Second District
Board of Supervisors, Santa Barbara County

We are writing you and the Board of Supervisors to ask that you pass a Moratorium to prevent conversion of our senior parks and homes to an all-age category. It is quite difficult if not impossible for our senior citizens to locate housing they can afford, particularly in Santa Barbara County. This is one instance when Santa Barbara County can take preventive action to avoid a vast number of homeless seniors.

All the many seniors we know have been dedicated, loyal, and active in supporting and protecting our wonderful country for many years. Is it too much to ask that they be permitted to live in peace and quiet while they meet serious health challenges? By mixing all age groups today, seniors are often left unprotected in many respects. The young often lack understanding and patience in dealing with seniors in this country. Safety for living, walking, medical care, etc., are liabilities if senior homes and parks are changed to permit all ages. Seniors have enough challenges and should not live in fear. These senior parks provide protection, assistance, togetherness, motivation, and enthusiasm for seniors which is lacking in other settings.

Please consider the dangers to our seniors if parks can be permitted to be converted to all-age parks. The elderly we know have dedicated their lives and many have protected the USA by endangering their lives. These devoted citizens deserve better and should not be facing the loss of their homes and parks. Promoting such a change is rather shameful. Do you care? We think you do!

Sincerely,

Norna 'Belle' Hoger

Thomas M. Hoger

Old Mill Road #97
Santa Barbara, CA 93110
Cell Phones: (805) 699-1160 - (805) 699-1161

Katherine Douglas

From: Sidonia Slaff <sidhi5@hotmail.com>
Sent: Sunday, September 29, 2024 12:53 PM
To: sbcob
Subject: Moratorium on conversion of senior mobile home parks

Caution: This email originated from a source outside of the County of Santa Barbara. Do not click links or open attachments unless you verify the sender and know the content is safe.

Dear Santa Barbara board of supervisors,

Thank you for your work. I sincerely hope you will put a moratorium on the conversion of senior mobile home parks into all- age parks. I moved into San Vicente mobile home park in 2009. I never thought I would want to live in a senior community, but it has turned out to be very special---quiet, Peaceful, and safe.

This past month, I have volunteered my time to walk two dogs, owned by 2 ladies with health issues. At my age, 86, it is difficult enough to maneuver a dog with cars and other dog walkers on the streets. I can't imagine adding children roller skating or biking on our streets. Children need their own safe place to play, like a playground, which obviously senior parks do not have.

Thank you in advance for putting this moratorium in place.

Sidonia Ann Slaff 805-705-1001

Katherine Douglas

From: nancy abtey <nabtey16@gmail.com>
Sent: Monday, September 30, 2024 11:26 AM
To: sbcob; Laura Capps
Subject: Moratorium on conversion of senior parks in Santa Barbara County

Caution: This email originated from a source outside of the County of Santa Barbara. Do not click links or open attachments unless you verify the sender and know the content is safe.

To the Board of Supervisors, Santa Barbara County
Re: Tuesday, October 1 meeting on Initiating a Moratorium on converting all senior mobile home parks in the County to all-age until a Senior MHP Overlay can be enacted.

I'm writing to ask you to initiate a Moratorium as noted above.

There are many reasons I want to keep the mobile home park I live in and the others in this county as seniors-only park. I looked at mobile homes from Carpinteria to Goleta, and even in Ventura County. I finally chose Santa Barbara County because I have friends and my son and grandchildren in Santa Barbara. I wanted to be close to them. I moved back to the area after being away for 9 years.

I'm 73 years old.

I finally decided a seniors-only park would be better for me for many reasons.

I decided I wanted a more quiet park to live in. Us seniors don't generate much noise! So this is a quiet, calm place to live. We mostly turn in early for the night, no late-night parties here. Our mobile homes are so close together we have to be considerate of our neighbors. And we are.

In this park the number of people allowed to reside in each home is stated when you buy here, and you have to agree to that to be able to buy here. So obviously there is less auto traffic in a senior-only park. I can walk at any time of day or evening in this park and not be anxious walking in the street as the residents know to drive slowly. There are no sidewalks in mobile home parks so you have to walk in the street. Families, and families with driving age kids would greatly add to the traffic, and possibility of accidents. Also there would be young children running and riding their bicycles in the street adding to the scary possibility of motor-caused accidents.

Also, the driveway beside each mobile home is big enough that two cars can fit in it, but if you have more drivers in the family where are their cars going to park? On the street in front of each mobile home, blocking traffic to the other residents, to service companies, and to emergency vehicles?

I'm assuming senior-only parks are not set up with any kind of play areas for children. Mine isn't. Finding the space to install play areas would be difficult. I'm assuming several mobile

homes would have to be removed, and their owners told to leave, to have the land to build on.

I'm sure if I had ever lived in an all-age park I could think of other issues that will happen when a senior park is converted to all-age. I have no problem with all-age parks. But I chose to live in a senior-only park and I'm hoping I can continue living here without the possibility of it being changed over.

Thank you for hearing me out and for your consideration,
Nancy Abtey, Space 203
San Vicente Mobile Home Park, Santa Barbara

Sent from my iPhone

Katherine Douglas

From: Craig Markson <cmarkson@verizon.net>
Sent: Monday, September 30, 2024 12:50 PM
To: sbcob
Cc: Daniela Aguirre
Subject: Public Comment - Conversion of Senior Mobile Home Parks to All Age
Attachments: MOBILE HOME PARK CONVERSION SEPT 30 2024.doc

Caution: This email originated from a source outside of the County of Santa Barbara. Do not click links or open attachments unless you verify the sender and know the content is safe.

Dear Clerk of the Board,

Please accept the attached document for the public comment period of tomorrow's meeting. I did not see where the topic is on the agenda.

Thank you.

Craig Markson
(805) 886-8366



Virus-free. www.avast.com

CRAIG MARKSON

27 W. Anapamu Street, #336
Santa Barbara, CA 93101-3107
(805) 886-8366
cmarkson@verizon.net

September 30, 2024

Santa Barbara County Board of Supervisors
Attn: Clerk of the Board
105 East Anapamu Street, Room 407
Santa Barbara, CA 93101

RE: Conversion of Senior Mobile Home Parks to All-Age
Submission for Public Comment

Dear Clerk of the Board:

I'm writing to request that the Santa Barbara County Board of Supervisors take the steps necessary to enact a Senior Mobile Home Park Overlay as was done in Ventura County, the City of Ventura and Thousand Oaks and place a moratorium on converting any senior mobile home parks in the county to all-age until the Overlay is enacted.

Del Cielo Mobile Estates, a senior mobile home park, was recently bought by Harmony Communities. The residents were informed that Harmony Communities plans to convert the mobile home park to an all-age community. The senior mobile home park residents are fighting against this change.

I'm writing because I live in Rancho Santa Barbara Mobile Home Park, also a senior mobile home park within the County, to show my support for the seniors at Del Cielo.

Seniors move into senior mobile home parks because in our later years we desire the peaceful activities that generally take place in the parks. Most of us moved away from developments and neighborhoods that had younger adults and children because we could no longer cope with the noise and more active type of environment. Many people in our park deal with medical issues and having a supportive community and the quiet serenity that is generally the norm is beneficial for healing and recovery.

Existing federal law allows for 20% of the residents of a senior park to be exempt from the age requirements. This allows heirs younger than 55 to live in a home that they inherited. There is no need to convert the entire park to all-age.

Please pass a moratorium on allowing any senior mobile home parks to be converted to all-age until a Senior MHP Overlay can be enacted.

Thank you,

Craig Markson

Katherine Douglas

From: Toni Frohoff <tfrohoff@gmail.com>
Sent: Monday, September 30, 2024 2:37 PM
To: Daniela Aguirre; sbcob
Subject: Public Comment - Please Protect Vulnerable Seniors to Conversion of Senior Mobile Home Parks to All-Age
Attachments: Senior Mobil Home ParkTMF.docx

Caution: This email originated from a source outside of the County of Santa Barbara. Do not click links or open attachments unless you verify the sender and know the content is safe.

Dear Clerk of the Board,

Please accept the attached document for the public comment period of tomorrow's meeting.

Thank you.

Toni Mar Frohoff

Santa Barbara County Board of Supervisors
Attn: Clerk of the Board
105 East Anapamu Street, Room 407
Santa Barbara, CA 93101
RE: Conversion of Senior Mobile Home Parks to All-Age
Submission for Public Comment

Sept 30, 2024

Dear Clerk of the Board:

I'm writing to request that the Santa Barbara County Board of Supervisors take the steps necessary to enact a Senior Mobile Home Park Overlay and place a moratorium on converting any senior mobile home park to allow all ages of residents. This overlay to protect seniors was done in Ventura County, the City of Ventura and Thousand Oaks parks in the county to all-age until the Overlay is enacted.

Santa Barbara is known and appreciated for its high proportion of senior residents. To protect their physical and mental health, please enact much-needed protections for our already vulnerable senior citizens. *Don't make seniors, especially low/fixed-income seniors, be the ones to suffer for the housing problems in the county. If anything, this elderly population should be among those most protected!*

1. The health and safety issues for seniors are unique and if all-ages are allowed, there will be radical disruption of social companionships, social networks, and the nature of the community that is distinctive for seniors.

- **Impact on Community Bonding:** Senior parks foster a close-knit community where residents share common life stages and experiences. This sense of camaraderie can significantly enhance the mental and emotional well-being of elderly residents, many of whom may already struggle with feelings of isolation.
- **Potential for Conflict:** Mixed-age communities often lead to generational conflicts, as different age groups have different lifestyles, schedules, and expectations regarding noise, activities, and social interactions.

2. Preserving a Safe and Quiet Environment for Seniors

- **Current Benefits for Seniors:** Senior-only parks provide a peaceful and safe living environment specifically tailored to the needs of older adults.
- **Loss of Tailored Services:** Many senior parks have amenities and services designed specifically for older adults, such as fitness programs, transportation services, or community events that cater to the interests and physical capabilities of seniors. Converting the park for all ages could dilute or even eliminate these offerings.

3. Safety and Accessibility Concerns

- **Increased Traffic and Safety Risks:** A multi-generational park could result in an increase in the number of vehicles and foot traffic, which could present a safety hazard for seniors, many of whom may have mobility challenges or slower reaction times. The presence of children playing in common areas could also increase the risk of accidents.
- **Strain on Infrastructure:** Senior mobile home parks are often designed with a specific population in mind. Bringing in younger residents may require adjustments to the park's infrastructure to accommodate their needs, which could compromise the accessibility features important to the senior population, such as ramps, wider walkways, or mobility aids.

4. Emotional and Financial Impact on Seniors

- **Emotional Stress and Displacement:** Many seniors have chosen to live in these parks specifically because of the peaceful, age-restricted setting. Converting the park to allow all ages could cause emotional stress as residents feel their sanctuary has been altered or lost. Some may even feel pressured to move, leading to a sense of displacement and upheaval during a time in life when stability is crucial.
- **Rising Costs:** If the park is opened to all ages, there could be potential upgrades or changes in management that result in increased lot rent or fees. For seniors on fixed incomes, any financial increase may be unsustainable, pushing them out of the community they've called home for years.

5. Don't make seniors, especially low/fixed-income seniors be the ones to suffer for the housing problems in the county. If anything, the elderly population should be among those *most* protected.

6. Respect for Long-Term Commitments

- **Contractual and Ethical Considerations:** Many of the current senior residents moved to this community with the expectation that it would remain age-restricted. Seniors should not be forced to adapt to a significant lifestyle change that they didn't anticipate when they chose to live there.

Rather than converting this community, alternative housing solutions should be explored to meet the needs of other age groups, without sacrificing the comfort and stability that senior residents have come to rely on. **Fixed and low-income seniors should be protected, rather than harmed as alternative housing options are pursued.**

Kind Regards,

Toni Mar, Ph.D.

27 W. Anapamu St. #336, Santa Barbara, CA 93101 tfroho@gmail.com