

# Mobilehome Park Closure Ordinance

Board of  
Supervisors

March 13, 2012

#2

Long Range Planning Division  
PLANNING AND DEVELOPMENT



# Staff Recommendation

- Make findings for approval of amendments, including CEQA findings
- Approve Notice of Exemption
- Adopt resolutions amending Land Use and Development Code and Coastal Zoning Ordinance

# Background

- Government Code 65863.7, mobilehome closure law
- Owners must submit impact report
- Jurisdictions may require owners to mitigate adverse impacts
- Mitigation cannot exceed “the reasonable costs of relocation”

# Ordinance Content

- Permit Process
- Closure Impact Report
- Relocation Assistance
- Exemptions

# Permit Process

- Proposal to close or 25% vacancy triggers permit process
- Conditional Use Permit (CUP)
- Closure Impact Report
- Planning Commission

# Closure Impact Report

1. Number of mobilehomes affected
2. Impacted households
3. Vacant spaces within 25 miles
4. Available housing within 25 miles
5. Estimate of benefits
6. List of professionals assisting applicant

# Relocation Assistance

- Assistance varies by the type of resident
- Must be a “Permanent Resident” to receive assistance
  - Resides in park 270 days a year
  - Provide documentation to that effect



# Planning Commission

- Hearings on December 14 and February 1
- Relocation assistance discussed
- Commission modified original recommendations
  - Included purchase at in-place value





# Relocation Assistance

## Option 1 - Unit can be Moved:

- Relocation costs
- Up to 30-nights of housing expenses
- Rent differential for 12-months
- Estimated total costs = \$22,900

# Relocation Assistance

Option 2 - Unit cannot be moved:

- 12-months rental subsidy
- Purchase unit at in-place value
- In-place value = mobile home + site
  - Median \$147,000

# Relocation Assistance

- Non-mobilehome (RV) Owner:
  - Relocation costs; or,
  - Three months rent or \$7,000
- Mobilehome Renters:
  - Three months rent or \$7,000

# Exemptions

- 2 reasons for exemption
  - Relocation assistance eliminates reasonable economic use
  - Closure is part of bankruptcy
- Financial report required

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# Thank You