

Attachment 6

Mobile Home Parks

Board of Supervisor Hearing
October 10/8/2024

Planning and Development Department



Mobile Home Parks – Santa Barbara County

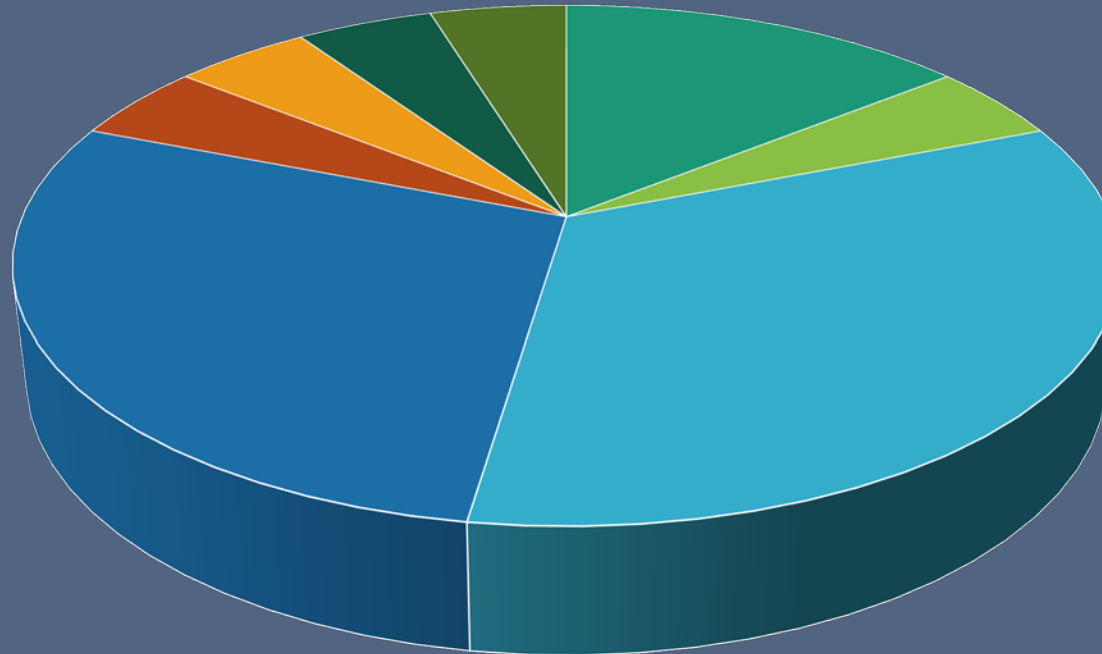
- 24 Mobile Home Parks
 - Licensed with State of California Housing and Community Development Department (HCD)
 - 21 Mobile Home Parks – Permanent residency
 - 3 Campgrounds
- Mobile Home Parks – Inspected by Planning and Development’s Building and Safety Division
 - Chapter 11 of County Code & State Mobile Home Park Act



Mobile Home Parks – Locations in SB County Areas

Community Areas	21
Los Alamos	3
New Cuyama	1
Orcutt	7
Santa Barbara	6
Santa Maria (Unincorporated)	1
Santa Ynez	1
Solvang	1
Summerland	1

MHP - Locations



- Los Alamos
- New Cuyama
- Orcutt
- Santa Barbara
- Santa Maria (Unincorporated)
- Santa Ynez
- Solvang
- Summerland

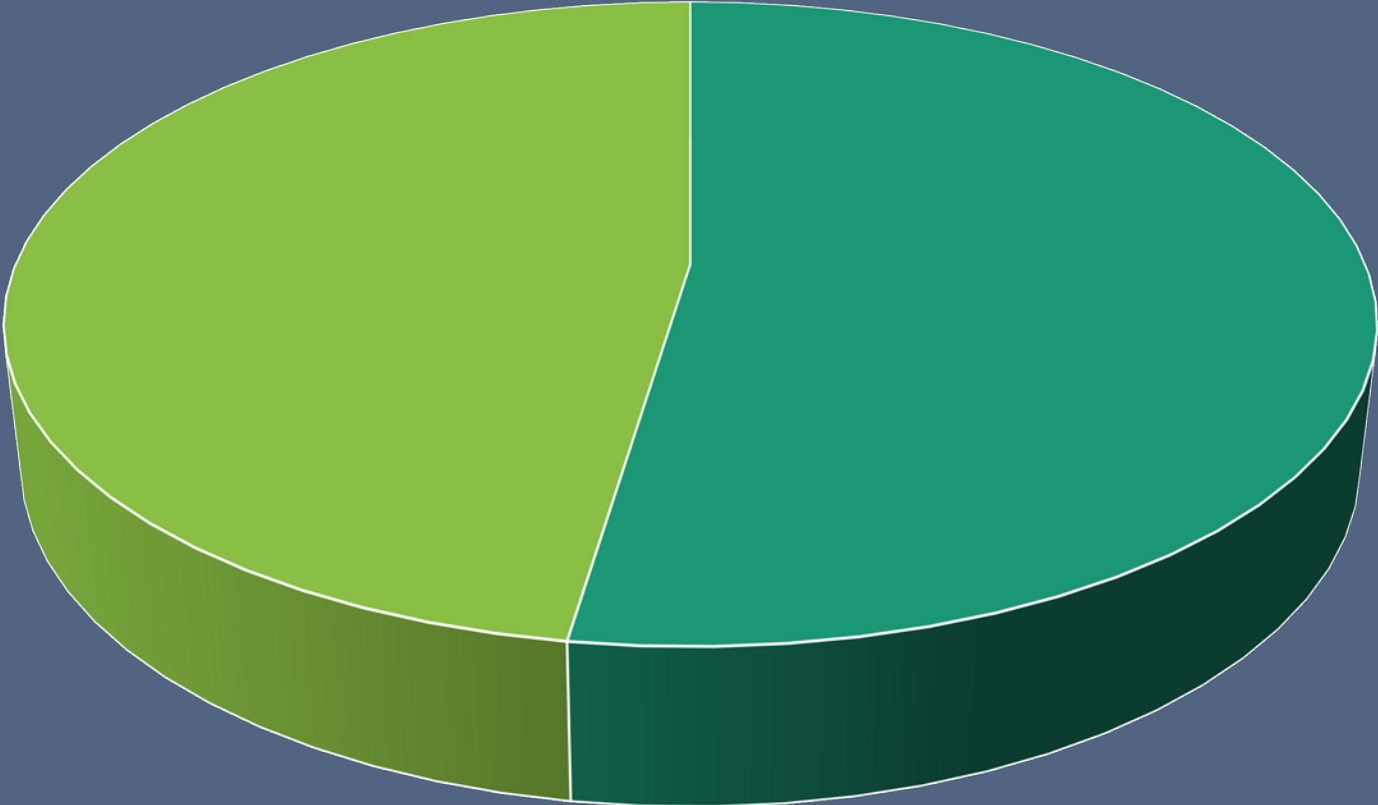
County – Age Restrictions

- 11 MHP – 55+ Age Restrictions
 - 1,862 of 2,401 Spaces available for 55+ age restricted MHPs
- MHP Age Restrictions
 - Generally set by owner/operator
 - No age restriction on nearly all MHP Permits and associated conditions of approval
- Del Cielo – Orcutt
 - In process of converting from 55+ to all age occupancy



MHP – Age Restrictions : 55+ vs. All Age

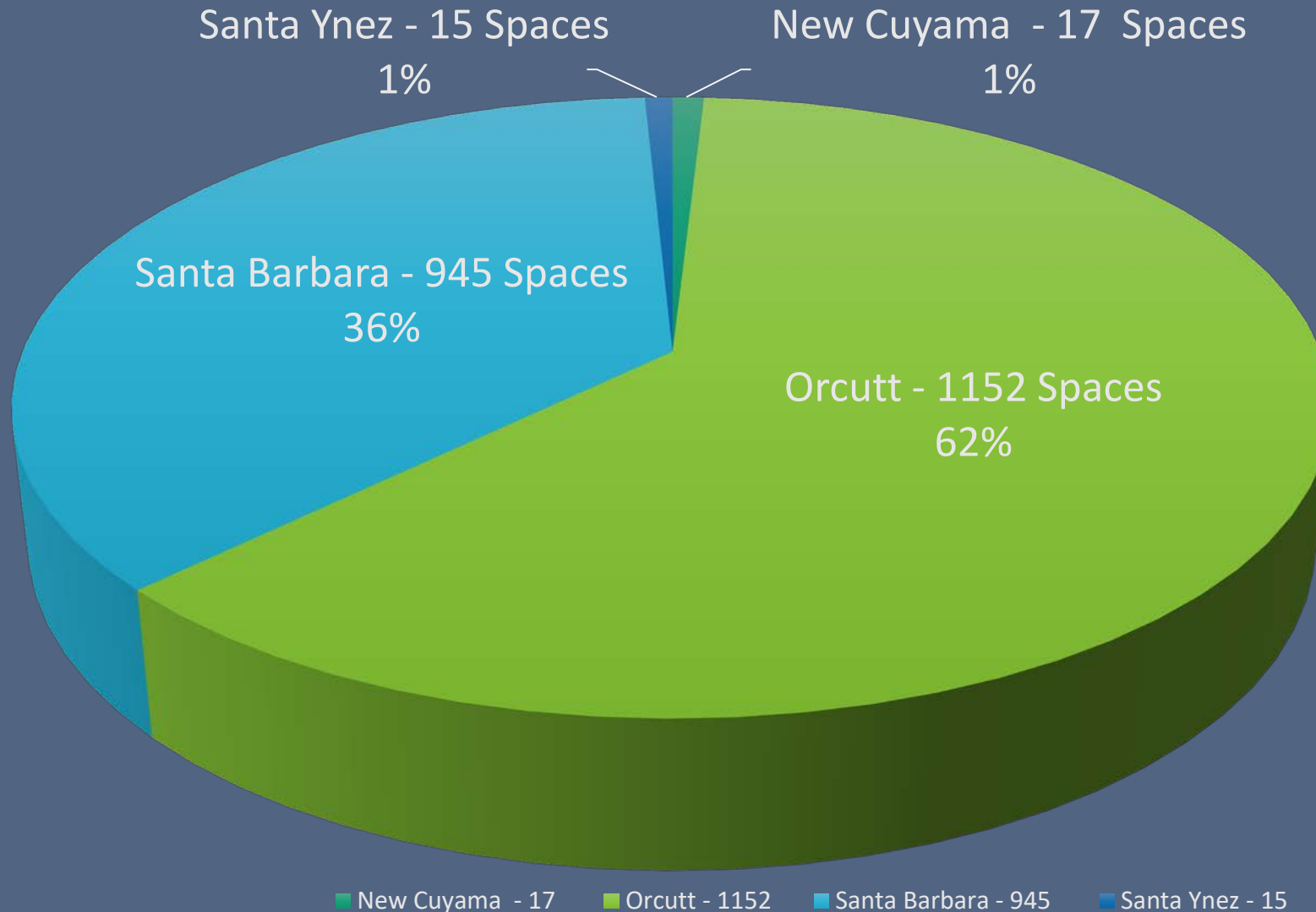
55+ - 11 MHP
All Age - 10 MHP



■ 55+ ■ All Ages

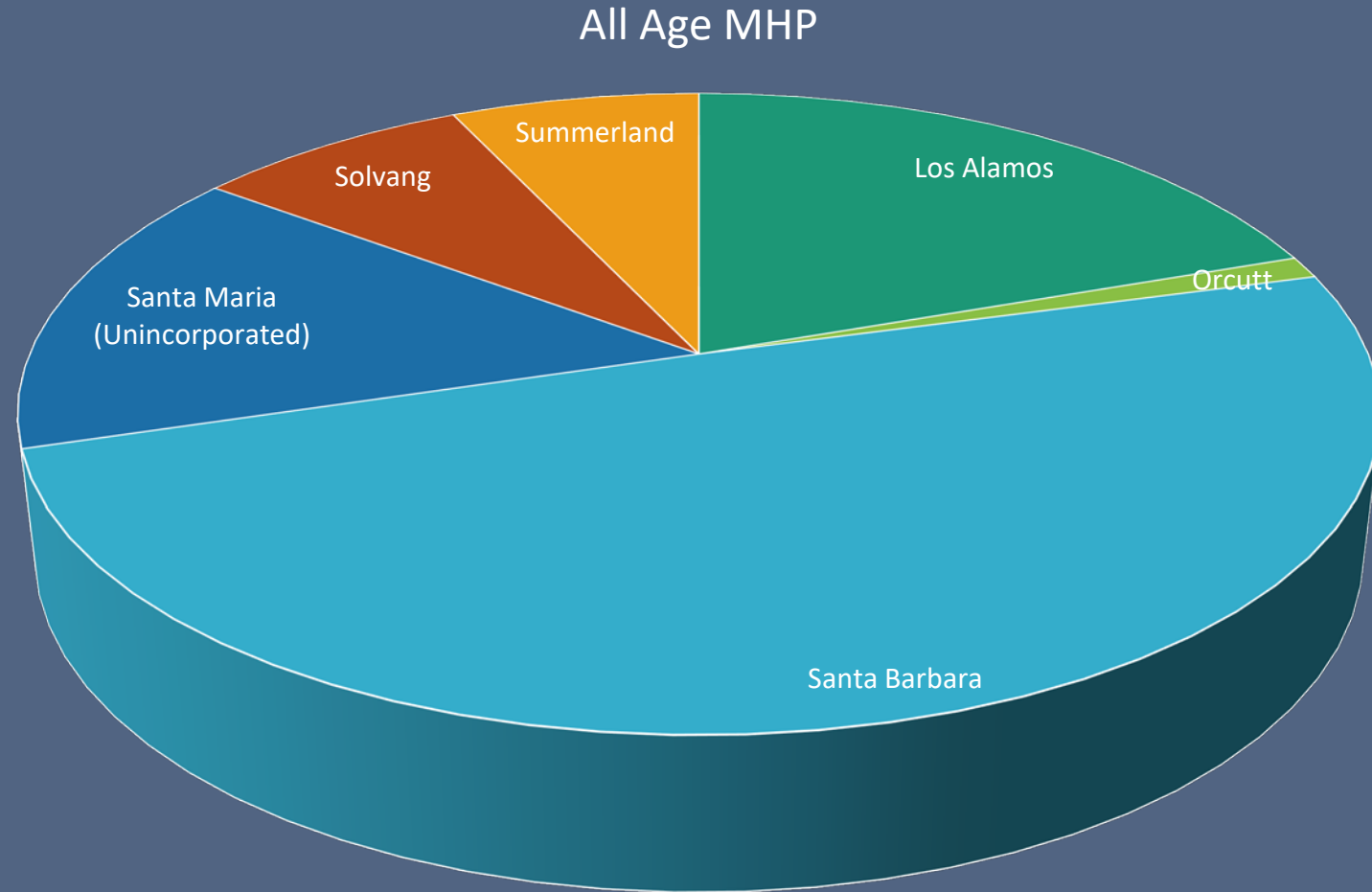


Mobile Home Parks : 55+ Age Restriction



■ New Cuyama - 17 ■ Orcutt - 1152 ■ Santa Barbara - 945 ■ Santa Ynez - 15

Mobile Home Park Spaces – All Ages



- Los Alamos
- Orcutt
- Santa Barbara
- Santa Maria (Unincorporated)
- Solvang
- Summerland

Mobile Home Park Regulations – State Law

- Mobile Home Parks Act
 - California Health and Safety Code
 - Establish requirements for the permits, fees, and responsibilities of park operators and enforcement agencies.
- Mobilehome Residency Law Handbook
 - Outlines rights and obligations of mobile home park owner, tenants, and management.



Mobilehome Residency Law Handbook

- Federal Fair Housing Amendments Act of 1988 –
 - Prohibits discrimination against families with children in multiple residential housing but permits such housing, including mobile home parks, to limit residency to seniors in one of the following categories:
 - 55+, or
 - 62+ if certain conditions met
 - The primary occupancy condition
 - Min. of 80% of the units required to have at least one resident who is 55+
 - Federal Law does not address change from a senior-only to an all-age MHPs



Current Santa Barbara County Codes

- Chapter 11 A Mobilehome Rent Control
 - Adopted October 22, 1979
 - Designed balance owner/occupier protection from unreasonable increases and need for MHP owner to receive fair ROI Chapter 11 Mobile Homes
 - Provides for the County to be the enforcement agency pursuant to State Law
- Zoning Ordinances
 - 16 MHPs zoned Mobile Home Park
 - 5 MHPs other zoning designations



MHPs Provide Needed Senior Housing

- MHPs serve low to upper moderate income levels
- Significant need for lower income housing for seniors
- Housing Authority waiting lists for low-income seniors (62+)
 - City of Santa Barbara Housing Authority = 3,758
 - Housing Authority of the County of Santa Barbara = 2,124



Moratorium

- Public requested moratorium to prevent conversion of senior-only to all-age mobile home parks until overlay can be adopted
- Moratoriums can be enacted when:
 - Public health, safety, or welfare – There is current and immediate threat to public health, safety, or welfare
 - Zoning Ordinance – Approving additional entitlements under the zoning ordinance would result in the threat to public health, safety, or welfare.
- The conversion of senior-only to an all-age mobile home park does not require a change in an entitlement based on the current zoning ordinance.



Example Mobile Home Park Ordinance

- Ventura County – Adopted Two Overlays
 - The Mobilehome Park Overlay Zone
 - Prevents the redevelopment of mobile home parks.
 - All of the unincorporated county’s mobile home parks are in the Mobilehome Park Overlay Zone in Ventura.
 - The Senior Mobilehome Park Overlay Zone
 - Applied solely to Ventura County’s eight senior mobile home parks. At least 80% of the spaces in these parks must be occupied by at least one resident 55 years of age or older.
 - Senior mobile home park owners or management may apply additional occupancy restrictions



Potential Next Steps

- The Board could take one or more of the following steps:
 - Direct staff to further investigate moratorium feasibility and return for further direction;
 - Monitor potential conversions and direct staff to include adoption of a Senior Mobilehome Park Overlay in the FY 25-26 LRP Work Program;
 - Direct LRP to continue to pause work on a short-term rental ord. in CZ until FY 25-26 to create capacity for MHP overlay including:
 - Mobilehome Park Overlay or similar instrument that would prevent redevelopment of mobile home parks; and/or
 - Senior Mobilehome Park Overlay to restrict conversion to all age parks; clarifying if a senior overlay should be limited to mobile home parks currently restricted to seniors.

