

Katherine Douglas

Public Comment - WMA

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From: Jarryd Gonzales <jarryd@goodprgroup.com>
Sent: Monday, July 14, 2025 4:32 PM
To: sbcob
Subject: 7/15 Public Comment re: Mobilehome Park Senior Overlay Zone
Attachments: 7/15 Public Comment re: Mobilehome Park Senior Overlay Zone

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To: Santa Barbara County Board of Supervisors

Re: Public Comment re: Departmental Agenda Item 25-00427, Proposed Senior Overlay Zone Ordinance

Hello, Chair Capps and Members of the Board,

My name is Jarryd Gonzales, and I represent the Western Manufactured Housing Communities Association (WMA), a statewide trade association representing mobilehome park owners and operators across California, including here in Santa Barbara County.

I am writing today to express our concern regarding the proposed Senior Overlay Zone ordinance that would impact mobilehome parks in the county's unincorporated areas.

While we understand the desire to address housing needs for seniors, this proposed ordinance raises several significant concerns:

- Restricting the resale of homes to seniors only could hurt current senior residents. If a senior homeowner chooses to sell, this ordinance would significantly limit their potential buyers to only those 55 and older, making it more difficult to sell and potentially driving down the value of their home.
- Low-income residents and families would be excluded from affordable housing opportunities. For example, a single mother with children, who might otherwise qualify for and benefit from a mobilehome, would be disqualified solely due to age.
- The proposed overlay represents a broad overreach into private property rights. It would restrict park owners' ability to manage their communities and determine their customer base, despite fully complying with existing state law under the Mobilehome Residency Law (MRL), which allows park management to determine age restrictions.

In short, while the proposed Senior Overlay Zone ordinance may be well-intended, it has serious consequences, especially for those struggling to find affordable housing across age groups.

We remain ready and willing to collaborate with the County to explore policy alternatives that are fair, legal and effective in addressing Santa Barbara County's diverse housing needs.

Thank you for your time and consideration.

Sincerely,
Jarryd Gonzales
Western Manufactured Housing Communities Association (WMA)