



BOARD OF SUPERVISORS  
AGENDA LETTER

Agenda Number:

Clerk of the Board of Supervisors  
105 E. Anapamu Street, Suite 407  
Santa Barbara, CA 93101  
(805) 568-2240

Department Name: Board of Supervisors  
Department No.: 011  
For Agenda Of: 5/1/2007  
Placement: Departmental  
Estimated Tme: 20 minutes  
Continued Item: No  
If Yes, date from:  
Vote Required: Majority

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**TO:** Board of Supervisors  
**FROM:** Board Member(s) Legislative Program Committee: Supervisor Salud Carbajal and  
Supervisor Joni Gray  
Contact Info: Terri Maus Nisich, Assistant CEO, 568.3412  
**SUBJECT: Legislative Program Committee Recommendation Supporting Mobile-home  
Protection**

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**County Counsel Concurrence**

As to form: Yes

**Other Concurrence:** N/A

As to form:

**Recommended Actions:**

- (A) Adopt the attached resolution supporting amendment of the Government Code to protect mobile home park residents, including the support of Assembly Bill 1542 and Senate Bill 900.

**Summary Text:**

The Legislative Program Committee met on April 16, 2007 and voted in favor of adopting a resolution indicating the County's support for protection of mobile-home residents, including support of two pieces of legislation pertaining to mobile-home parks. The Legislative Program Committee consists of Supervisors Carbajal and Gray, Auditor Bob Geis, County Counsel Shane Stark and County Executive Officer Michael Brown. The County of Ventura had requested that other counties support legislation to protect mobile-home residents.

Legislative efforts are underway in the 2007 State Legislature to protect mobile-home residents from a process used by mobile-home park owners to convert their parks to resident-owned condominiums or subdivisions. This process enables park owners to eliminate local rent control with the completion of a largely ministerial subdivision application and the sale of a single space. Currently, park owners are able to use a loophole in Government Code Section 66427.5, which was strengthened through an appellate court decision, to pursue a park conversion without local agencies requiring mitigation. The result has been the elimination of local rent control for mobile-home residents.

Specifically, two pieces of legislation have been introduced to repeal Government Code Section 66427.5. Assembly Bill (AB) 1542 was introduced by Assemblymember Evans and received a 5-2 vote in support in the Local Government Committee on April 11, 2007. However, it has been re-referred to Local Government Committee, with a hearing set for April 25, 2007. Senate Bill (SB) 900 was introduced by Senator Corbett and received a 6-3 vote in the Senate Housing and Transportation Committee on April 10, 2007. While the bill passed through Committee, it has been re-referred to the Appropriations Committee (hearing date unknown at this time). The County has issued letters of support for both of these bills.

**Background:**

Supporting both the concept of amending the Government Code and AB 1542 and SB 900 specifically are in accordance with the County’s policies. Santa Barbara County’s zoning ordinance pertaining to mobile home park conversions states within Subdivision Regulations Section 21-128: “.... (t)he conversion of mobile home rental parks to mobile home subdivisions is hereby prohibited.” The proposed legislation is also wholly consistent with Goal 2 in the County’s adopted 2003-2008 Housing Element, which explicitly endorses creation of affordable units from as many sources and residential types as practical. Additionally, Housing Element Policy 2.4 requires the County to increase the availability for mobile home residences, citing them as “affordable by design.” Housing Element Policy 6.6, while allowing for the “closure” of a mobile home park, requires the full mitigation of impacts to displaced residents through payment of tenant relocation costs.

**Performance Measure:**

**Fiscal and Facilities Impacts:**

Budgeted: No

**Fiscal Analysis:**

There is no perceived fiscal impact of adopting the attached resolution or supporting these specific pieces of legislation.

**Staffing Impacts:**

**Legal Positions:**

0

**FTEs:**

0

**Attachments:**

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SANTA BARBARA SUPPORTING CHANGES TO STATE LAW TO PROTECT MOBILE-HOME PARK RESIDENTS

**Authored by:**

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**cc:**

Rachel Van Mullem, County Counsel

John Baker, Planning and Development

John McInnes, Office of Long Range and Strategic Planning

David Matson, Office of Long Range and Strategic Planning

Sue Hughes, Ventura County

Cliff Berg and Monica Miller, Governmental Advocates, Inc.