



Meeting Date: 07 / 10 / 2012

ACTION	TYPE OF ITEM
<input type="checkbox"/> Approved Recommendation	<input checked="" type="checkbox"/> Info/Consent
<input type="checkbox"/> Ord. No(s). _____	<input type="checkbox"/> Report
<input type="checkbox"/> Res. No(s). _____	<input type="checkbox"/> Public Hearing (Info/consent)
<input type="checkbox"/> Other _____	<input type="checkbox"/> Other _____

Prepared By: Karl Lawson *Karl Lawson* Agenda Item No. I-5
 Reviewed By: City Manager *[Signature]* City Attorney *[Signature]* Finance *[Signature]* Other (Specify) _____

DATE: June 27, 2012
TO: City Council
FROM: Karl Lawson, Acting Director *(KL)*
 Housing
SUBJECT: Resolution of Support for Assembly Bill 1797 and Assembly Bill 2150

RECOMMENDATION

That City Council adopt a resolution expressing support for Assembly Bills 1797 and 2150.

DISCUSSION

There are twenty-two mobile home parks in Oxnard, which serve as the permanent residences for approximately 2900 families in the City who own mobile homes. The state Mobilehome Residency Law (MRL) is the statute which governs most aspects of the relationship between the owners of mobile home parks and the owners of mobile homes who rent spaces in mobile home parks.

California Assembly Bill 2150 was introduced by Assemblywoman Toni Atkins (D-San Diego) on February 23, 2012, and was approved by the full Assembly on May 21st by a vote of 68 in favor to 2 opposed. The bill seeks to amend one section of the MRL related to notices which must be provided by park owners to the owners of mobile homes.

Under current law, park managements are required to provide each homeowner, on an annual basis, a copy of the full MRL or a notice advising of any significant changes to the MRL. A.B. 2150 would modify this to instead require that park managements annually provide homeowners with a streamlined notice that summarizes ten (10) of the key rights and responsibilities of park owners and homeowners. That notice would also advise homeowners that the MRL is subject to change, and that park owners will provide a copy of the full MRL to a homeowner upon request.

The Golden State Mobile Home Owners League (GSMOL), which represents mobile home owners in California, has endorsed A.B. 2150. The Western Manufactured Housing Communities Association (WMA), which advocates in Sacramento on behalf of mobile home park owners, does not oppose the bill.

Having been passed by the Assembly, A.B. 2150 is currently awaiting action before the Judiciary Committee of the State Senate.

Another bill affecting mobilehome parks and residents is also pending in the legislature. Assembly Bill 1797 was introduced by Assemblywoman Norma Torres (D-Pomona) on February 21, 2012. This bill addresses an existing state program regarding resident purchases of mobilehome parks, the Mobilehome Park Resident Occupancy Program (MPROP). The MPROP provides financing to homeowner groups who are in the process of purchasing their mobilehome park to convert it into a resident-owned park. Appropriations for such conversions are available through the state's Mobilehome Park Purchase Fund.

A.B. 1797 authorizes the California Department of Housing and Community Development (HCD) to offer an interest rate of below 3% for MPROP loans, if necessary, provided that such will not jeopardize the financial stability of the Mobilehome Park Purchase Fund. In addition, the bill authorizes the HCD to provide technical assistance to homeowner groups applying for financing under the MPROP, and include the reasonable costs of such assistance as part of the loan principal.

The full Assembly passed A.B. 1797 on May 29, 2012, and on June 26, 2012, the bill was referred to the state Senate Committee on Appropriations.

Oxnard residents who are members of GSMOL have appeared before the Oxnard City Council and requested City support of both A.B. 2150 and A.B. 1797. Attached is a draft Resolution in support of the legislation.

FINANCIAL IMPACT

None.

KL/kl

Attachment #1 - Resolution Supporting Assembly Bill 1797 and Assembly Bill 2150

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OXNARD, CALIFORNIA IN
SUPPORT OF ASSEMBLY BILL 1797 AND ASSEMBLY BILL 2150

WHEREAS, there are twenty-two mobile home parks in the City of Oxnard; and

WHEREAS, mobile homes constitute an important segment of our City's affordable housing stock, with approximately five percent (5%) of the City's total population living in the 2900 mobile homes in those mobile home parks; and

WHEREAS, the California Mobilehome Residency Law governs most aspects of the legal relationship between owners of mobile home parks and owners of mobile homes who rent spaces in those parks; and

WHEREAS, the State of California provides financing to mobilehome park resident organizations through the state's Mobilehome Park Purchase Fund, to assist resident organizations who wish to convert their park to resident-owner park; and

WHEREAS, the California State Senate is currently considering both Assembly Bill 1797, which would allow the state to provide loans from the Mobilehome Park Purchase Fund at lower interest rates than presently authorized, and Assembly Bill 2150, a piece of legislation aimed at strengthening the protections of the Mobilehome Residency Law; and

WHEREAS, mobile home owners in Oxnard have joined with mobile home owners throughout California in support of A. B. 1797 and A.B. 2150, and have requested support for the bill from local legislative bodies;

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Oxnard, California, hereby expresses its support for A. B. 1797 and A. B. 2150, and urges the California Senate to approve both bills.

PASSED AND ADOPTED THIS 10th day of July, 2012, by the following vote:

AYES:

NOES:

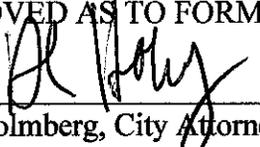
ABSENT:

Dr. Thomas E. Holden, Mayor

ATTEST:

Daniel Martinez, City Clerk

APPROVED AS TO FORM:



Alan Holmberg, City Attorney