

Calistoga Local Housing Element Update 2014

8/3/2014

As a Manufactured Homeowner advocate, I will restrict my comments and suggestions to that topic.

However, first I need to point out an error that is contained in the "Study of Mobilehome Parks" the "Rent Credit" program offered by the Rancho park owner is actually a rent deferment program. All monies deferred by the program are due and payable when the resident sells or transfers ownership of their home. Residents that applied for the program are required to sign a lien on their home.

The City has enacted two thirds of the protections required to maintain MHPs as affordable housing. That being a RSO and a MHP zoning district. The final protection required would be a Park Closure Ordinance. Since the housing market has taken off again over the last year, there has been an enormous upsurge of developer money becoming available in California. This has created a new and dangerous situation of providing the motivation and financing for the closure and redevelopment of Manufactured Home Parks. As you know, if protections are not in place, before a manufactured home park closure has been filed by a developer, it is then difficult if not impossible, to stop that closure.

Adding a comprehensive Park Closure Ordinance to the "goals, quantified objectives" of the Local Housing Element, would help preserve the availability of our communities low-income housing stock. With all three of these protections in place park closures can be prevented.

Since the California General Plan Law does not allow development agreements, zoning changes and subdivision applications to be approved that are inconsistent with the goals, policies, and programs of its Housing Element. This provides additional protection against the closure and development of manufactured home parks.

In California manufactured home parks have been closed and developed into other uses simply because the local jurisdiction, in which they were located, did not have the proper provisions in their housing elements and zoning codes, which would have prevented their closure.

Thank you Jerry Jackson

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