

MOTION BY SUPERVISORS KATHRYN BARGER
AND SHEILA KUEHL

APRIL 23, 2019

MOBILE HOME HOUSING PROGRAM

This Board has developed and approved a multitude of options to address our housing and homelessness situation. Many of these options have included opportunities that do not fall within traditional affordable housing policies and definitions. This would include our review of the Accessory Dwelling Unit ordinance and pilot program, multiple motions relating to the use of the Affordable Housing Trust Fund, and the establishment of the future County Housing Acquisition Fund. This Board has also implemented policies relating to the relationship between land owner and renter by adopting the Rent Stabilization Ordinance. We have also included mobile homes and mobile home parks by implementing the Mobile Home Interim Rent Control Ordinance and subsequently extending the ordinance for another six months.

My motion to explore mobile homes as a viable option for affordable housing was approved on September 11, 2018. The motion directed county agencies to develop comprehensive analysis and recommendations for an affordable housing model consisting of mobile home parks that addresses the need for increased affordable housing stock and quality of life issues. The report to the Board consisted of four main components:

1. Increased outreach of existing state and other government agency programs for current and potential mobile home coach owners and park owners/managers;
2. Mobile home park preservation and improved quality of livability;
3. Opportunities for mobile home park development; and,
4. Expanding existing county programs to include the potential to fund mobile home programs.

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MOTION

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Mobile homes provide one more tool for our county to address the housing and homeless crisis. Establishing a Mobile Home Housing Program is an important initial step in that direction and shall consist of strategies to expand mobile home ownership opportunities including public education/outreach, financing, identifying opportunities (acquiring, rehabilitating, and /or developing mobile home parks) for mobile home projects as well as partners to work with the county to advance those opportunities.

WE, THEREFORE, MOVE THAT THE BOARD OF SUPERVISORS to create the Mobile Home Housing Program and direct the CEO to:

1. Hire a real estate consultant to research and identify specific opportunities for developing a new mobile home park or preserving an existing mobile home park (required approvals, permits, environmental impact reports, plans, etc.), and,
2. Utilize up to \$1.5 million from the future County Housing Acquisition Fund to acquire properties for the purpose of developing/preserving mobile home parks.

WE, FURTHER, MOVE THAT THE Board of Supervisors direct the Community Development Commission (CDC) to research the feasibility of expanding the CDC's annual NOFA for affordable housing to include funding for affordable mobile home projects.

WE, FURTHER MOVE THAT THE Board of Supervisors direct the CEO and the CDC to:

1. Explore public-private partnerships as well nonprofit housing developers to work with the County in developing and/or preserving mobile home parks;
2. Identify funding sources for the Mobile Home Housing Program beyond those already referenced herein;
3. Work with the Department of Business and Consumer Affairs to develop a webpage and outreach strategy to inform constituents of the various lending practices available to current and prospective mobile homeowners, including a listing of brokers and lenders that provide financing to low-to-moderate income borrowers seeking to live in a mobile home park;
4. Collaborate with the Department of Regional Planning and other agencies to create and maintain an active list of mobile home parks that can be rehabilitated, are at risk of being closed or sites in need of repurposing (such as Mira Loma) to be utilized to identify immediate and future opportunities to increase housing stock and prevent increased homelessness; and,
5. Provide a progress report and recommendations on all of the actions contained in this motion in 60 days.

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