EXCERPT FROM YUCAIPA DEVELOPMENT CODE ARTICLE 3.5 CONVERSION OF MOBILEHOME PARK TO OTHER USES*

HIGHLIGHTING THE REQUIRED RELOCATION IMPACT REPORT AND RELOCATION PLAN

***Please Note: Article 3.5 is Available in its Entirety Here:**

https://codelibrary.amlegal.com/codes/yucaipaca/latest/yucaipadevelopmentcode_ca/0-0-0-4190

85.0403520 Relocation Impact Report Content.

https://codelibrary.amlegal.com/codes/yucaipaca/latest/yucaipadevelopmentcode_ca/0-0-0-4255

(a) Relocation Impact Report (RIR). The conversion applicant shall file a RIR on the impact of the proposed mobilehome park conversion of use upon the affected mobilehome owners and residents of the Mobilehome Park as part of the application for approval of the RIR and conversion permit to the City.

(b) At a minimum the RIR shall include the following information and documentation, and any other information and documentation deemed necessary and appropriate by the Director of Development Services:

(1) A detailed description of the proposed use to which the mobilehome park is to be converted;

(2) The proposed timetable for implementation of the conversion and development of the site;

(3) Legal description of the mobilehome park;

(4) Age of the mobilehome park;

(5) The total number of mobilehome spaces in the park, number of spaces occupied by mobilehomes, and number of spaces occupied by recreational vehicles;

(6) An illustrative map of all spaces, roads, improvements, common areas and amenities in the park;

(7) For each mobilehome space in the mobilehome park:

(A) The age, size, number of bedrooms, manufacturer and date of manufacture of the mobilehome on the space,

(B) The number of occupant(s) of the mobilehome, if the occupant(s) are absentee owner(s), resident mobilehome owner(s) or mobilehome tenant(s) as defined in Section 85.0403510, their ages, and their length of residency in the mobilehome, and whether the mobilehome constitutes each person's primary place of residence,

(C) The name, mailing address and telephone number of each absentee mobilehome owner, resident mobilehome owner, mobilehome tenant, and legal owner of the mobilehome,

(D) The total monthly space rent and other charges currently charged for each space with detail showing the space rent, utility charges, and any other costs paid by the resident(s), and whether the space is a month-to-month space subject to rent control under Chapter 15.20 of the Municipal Code or a long-term lease in excess of twelve (12) months duration,

(E) The purchase date, purchase price paid by the current resident mobilehome owner(s) or absentee mobilehome owner(s) for the mobilehome, and the amount and terms of any outstanding mortgage loans or other financing obligation for the mobilehome,

(F) Any lawfully constructed or installed mobilehome improvements that have been paid for by the affected mobilehome owner(s) or resident(s), whether each improvement is movable, and the costs of each improvement,

(G) The In-Place Fair Market Value of each mobilehome in the mobilehome park. In-Place Fair Market Value shall include, but is not limited to, any accessory structures whose installation has been approved by mobilehome park management, such as a porch or a carport, and shall be determined by assuming the continuation of the mobilehome park in a safe, sanitary and well-maintained condition. These values shall be determined by appraisals by a qualified appraiser to be chosen by the park owner from a list provided by the Director of Development Services, and considering values of comparable homes in comparable parks. The appraisal shall be made no more than sixty (60) days prior to its submittal to the City. The conversion applicant shall pay all costs and expenses associated with the appraisal, including, but expressly not limited to, any appraisal fees. The conversion applicant shall not be required to provide appraisal information for park-owned units,

(H) Any other special or unique circumstances that may restrict potential relocation areas for affected mobilehome park owners and/or residents on a case-by-case basis, which may include, but are not limited to, disability or other special needs, which restrict potential relocation areas for the affected mobilehome owners and/or residents,

(I) Any available, alternate housing opportunities known to the affected mobilehome owners and/or residents that would be acceptable as a relocation option to each individual and approximate cost to accomplish a relocation to the alternate housing;

(8) An estimate of the relocation cost considering all of the costs related to moving and installing the displaced mobilehomes on an available receiving site, including, but not limited to, tear down, transportation, and set up of mobilehomes (including all costs of utility hook-ups), providing rental subsidies, or purchasing the mobilehome unit as described in Section 85.0403530. Estimates from at least two moving companies shall

be submitted with the application. Relocation cost shall not include the cost and expenses associated with the appraisal, including, but not limited to, any appraisal fees, which shall be paid by the conversion applicant;

(9) A list of comparable parks within a fifteen (15) mile radius and for each such park, the space rents and the qualifications for residency in each park (e.g., age restrictions, no pets), rental rates (e.g., first and last months' rent, security deposits, availability of rent control), whether the park has any vacant space and will accept homes being relocated and if so, any restrictions, such as size and age, on the relocated homes that would be accepted;

(10) Itemization of the cost of comparable mobilehomes within a fifteen (15) mile radius, including, but not limited to, the purchase price of each substantially equivalent or better mobilehome in a comparable mobilehome park as well as the rental rate for each substantially equivalent (or better) mobilehome in a comparable mobilehome park, first and last months' rent, security deposits and substantially equivalent or higher rent or mortgage payments at the comparable mobilehomes. For comparable mobilehomes, the itemization shall state the rental rate for each space and whether the owner of that

mobilehome park has agreed in writing to accept affected mobilehome owners and residents that are displaced by the proposed mobilehome park conversion;

(11) Itemization of the cost of comparable housing within a fifteen (15) mile radius, including, but not limited to, the purchase price of each substantially equivalent (or better) condominium, or the monthly rent for and other costs of moving into a comparable apartment or condominium, including such items as first and last months' rent, security deposits and the rental rate for each substantially equivalent or better, or mortgage payments at the comparable housing;

(12) Proposed measures to mitigate the adverse impacts of the park conversion on the affected mobilehome owners and residents in the park pursuant to Section 85.0403530;

(13) A copy of any agreement reached with any affected mobilehome owner or resident relating to the park owner's purchase of the mobilehome, relocation of the affected mobilehome owners or residents, and/or the provision of relocation assistance. The Director may waive the requirement to include any or all of the information required by this section where an affected mobilehome owner or resident and the conversion applicant have reached a final, mutually acceptable agreement as to the relocation assistance to be provided;

(14) Copies of the pre-conversion questionnaires completed by the affected mobilehome park owners and residents in accordance with the requirements of Section 85.0403525 of this article;

(15) Any other information the Director may deem necessary to facilitate the Planning Commission's and City Council's consideration of appropriate conditions to mitigate the

adverse impacts of a park closure or conversion on affected mobilehome owners and residents. (Added by Ord. 344 § 4, 2016)

85.0403530 Relocation Plan.

https://codelibrary.amlegal.com/codes/yucaipaca/latest/yucaipadevelopmentcode_ca/0-0-0-4292

In accordance with Government Code Sections 65863.7 and 66426.4, now in effect or as subsequently amended, the conversion applicant shall provide relocation assistance to mitigate any adverse impacts of a mobilehome park conversion on affected mobilehome owners and residents in a manner that does not exceed the reasonable cost of relocation. This section establishes minimum relocation assistance for affected mobilehome owners and residents, which shall be set forth in the Relocation Plan. The conversion applicant and any person eligible for relocation assistance may agree to other mutually satisfactory relocation assistance that meet or exceed these requirements.

(a) Eligibility for Relocation Assistance. Affected mobilehome owners and residents are entitled to relocation assistance if they have not given notice to terminate their lease or other rental agreement as of the date of submittal of the conversion of use application, including the filing of the RIR with the City.

(b) Reasonable Cost of Relocation. Reasonable cost of relocation includes a moving allowance and other applicable types of relocation assistance as defined in this section and based on the RIR and evidence presented at the public hearings on the proposed conversion of use.

(c) Moving Allowance for Eligible Residents. For all eligible residents, relocation assistance shall include a moving allowance to move to another park or other replacement housing up to a distance of fifteen (15) miles. Moving allowance includes:

(1) The cost to move furniture and personal belongings.

(2) Rent for first and last month at the new location.

(3) Required security deposit at the new location.

(4) Temporary lodging, if necessary, up to two months.

(5) Assistance for Disabled Households. For eligible disabled households, relocation assistance may include an additional sum toward the cost of obtaining any assistance needed to enable the resident to move.

(6) Accessibility Improvements for Affected Mobilehome Owners and Residents. For eligible affected mobilehome owners and residents, relocation assistance may include payment of the cost to reinstall or replace any accessibility improvements made to the mobilehome such as wheelchair ramps, lifts, and grab bars.

(d) Mobilehome Relocation Costs for Mobilehome Owners. For any mobilehome owner whose mobilehome can be relocated, and in addition to the moving allowance provided

in subsection (c), relocation assistance may include the lowest of three estimates obtained by the conversion applicant with the Director of Development Services approval, from licensed mobilehome movers to physically relocate the mobilehome up to a maximum distance of fifteen (15) miles. The mobilehome owner is responsible for additional costs to move the mobilehome to a location farther than fifteen (15) miles. The estimates shall include the cost of disassembly of the mobilehome, transportation to the new site, reinstallation including, but not limited to, connection to utility hook-ups, permits, replacement or reconstruction of blocks, skirting, shiplap siding, process, decks and awning, earthquake bracing if necessary, insurance coverage during transport, including the cost of any upgrades to comply with applicable building, plumbing, electrical and health and safety codes.

(e) Sale at In-Place Market Value for Mobilehome Owners. In addition to the moving allowance provided in subsection (c), for any eligible mobilehome owner whose home cannot be relocated to a comparable park within fifteen (15) miles or another park chosen by the mobilehome owner, the City shall require the conversion applicant to purchase the mobilehome at In-Place Market Value. The conversion applicant shall hire a qualified appraiser from a list provided by the City to determine the In-Place Market Value of the mobilehome. If the affected mobilehome owner disputes the appraised value of his or her mobilehome, the affected mobilehome owner may hire an appraiser from the City's list to obtain an appraisal, at their own expense. To be considered, the mobilehome owner shall obtain and submit the appraisal to the Director of Development Services ten (10) days prior to the City Council Hearing. The City Council will review and consider the two appraisals.

(f) Limitations on Imposed Conditions. The conditions imposed in connection with approval of a RIR shall not exceed the reasonable costs of relocation. Conditions shall only be imposed in order to ensure that the conversion applicant adequately mitigates adverse impacts of the mobilehome park conversion on affected mobilehome owners and residents. (Added by Ord. 344 § 4, 2016).