Clarifying Concerns Related to Mobilehome Parks

The City of Yucaipa is working to provide safe, affordable housing for its residents. In 2016, the City identified seven mobilehome parks that exist in substandard condition and had adopted a policy to help allow for the conversion of those parks to modern, safe and affordable residential units.

Rumors have unfortunately spread that mobilehome park residents are in immediate threat of eviction. This is not true. This document explains recent actions related to mobilehomes and aims to dispel rumors.

Am I Being Evicted?

No, you are not being evicted. There are also no plans or proposals to close any mobilehome park.

What is the City Doing About Mobilehomes?

Yucaipa's development code aims to preserve most of our 42 mobilehome parks as affordable housing. But there are seven parks in the City that were identified to be in substandard condition (Westwind, Mountain View, Melody Lane, Hide-A-Way, Hitching Post, Las Casitas and Holiday Mobile Rancho).

In 2016, the City Council had updated its General Plan which included a policy to allow park owners to redevelop those specific substandard parks with new residential that would allow 16 dwelling units per acre, or up to 24 units through a separate City approval process.

In 2022, the City adopted its Housing Element that addresses housing needs and production goals. Part of this plan was to streamline the review processes for affordable and attainable housing by allowing the 24 units per acre sites to be “by right” approvals. This included the seven parks.

Our adopted and approved plan must now be implemented. This means amending our development code to use the by right process. The City is required to report on its progress annually; failure to meet our plan may result in revocation of the Housing Element and penalties to the City.

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Who Starts the Conversion Process for Mobilehome Parks?

The owner of the park has to complete the process. The process is voluntary; the City cannot force a mobilehome park owner to convert their site.

What Protections Exist for Residents of Mobilehome Parks?

If and when the City gets a proposal to convert a substandard park, state and local law ensure that residents receive:

- Adequate noticing
- Relocation assistance
- Mitigation of social and fiscal impacts
- Other help

This process is not being modified. This redevelopment process also contains extensive notification and relocation protections for residents.

How Does the City's Current Proposal Impact Me?

The current proposal doesn't change the current situation at any park. The changes took place in 2016 when the City Council officially approved the conversion process, and the current proposal is to simplify the approval process for what could be built afterwards.

Item	Existing	Proposed
Maximum Density	24 du/ac	24 du/ac
Base Density	16 du/ac	24 du/ac
Parks Affected	7	7

The only proposed change is the by-right density. This has no impact on residents compared to existing conditions.

City staff will be holding a meeting on **Tuesday, October 17, 2023, at the Yucaipa City Hall Council Chambers at 6:00 p.m**. to address any questions or concerns pertaining to this matter. The meeting will be conducted in English and Spanish.

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