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September 28, 2009

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Mayor Dick Riddell and City Councilmembers  
 City of Yucaipa  
 34772 Yucaipa Boulevard  
 Yucaipa, CA 92399

Re: September 28 Meeting – Agenda Item #3

Dear Mayor Riddell and City Councilmembers:

MHET's position regarding the mobile home park senior overlay zone has been clearly laid out in our prior letters and during our oral testimony. For the record, that position, and the various issues we have raised, has not changed.

But, we do thank the City Council for directing staff to clarify the issue surrounding the 80/20 definition, and how it applies in this ordinance. Both the City Council and staff, including the City Attorney, indicated it is the legislative intent of the ordinance to maintain the 80/20 concept and that it is not the intent to require parks be 100% residents who are 55 or older.

There have been some changes in the wording of Section 10 and staff has indicated these clarifications are designed to meet the intent of maintaining the 80/20 definition. Thus, so long as any park within the senior overlay zone remains 80% or more of residents who are 55 or older, then they would be able to rent to someone who was under 55.

One item of consistency did arise which has been discussed with Mr. McMains. In the last sentence of Section 10 it should read "who meet the age requirements." to be consistent with the change made in the second line of Section 10. Mr. McMains agreed this change is needed for internally consistency. MHET appreciates this change being made in the final version of the ordinance.

I do note this item is on your Consent Calendar. As mentioned, MHET has made its position clear on the record and, therefore, will not be present to pull the item from the consent calendar. As always, if there are any questions or comments, please do not hesitate to contact me.

Peter Herzog  
  
 Inland Empire Representative

Cc: John McMains