



## **News Alert for Mobilehome Park Owners**

October 22, 2009

**Gilchrist & Rutter is pleased to announce another major victory for California park owners. The Carson City Council has approved the conversion to resident ownership (subdivision) of the 425-space Colony Cove Mobilehome Park located in Carson.**

**This decision, on behalf of well known park owner James F. Goldstein, represents the fourth successful conversion we have obtained for this park owner, with a fifth expected by the end of the year. Through many successful court decisions in the past two years, cities are finally realizing that they have limited authority in controlling the subdivision/conversion process.**

**Although there was resistance by residents, this approval was the result of our ability to persuade the Mayor and the City Attorney to intervene and convince the City Council that while the decision was politically unpopular, if the subdivision was not approved the City would be liable for damages.**

**Many cities had held out hope that legislation (AB566) would be enacted in 2009 to create greater local control. With the veto of this most recent anti-conversion legislation, most city attorneys, as in Carson, will now be advising that City Councils must approve subdivisions.**

**Resident ownership provides residents with the choice to own or rent their space. Conversion allows park owners to obtain real estate value for their land and a gradual increase to market rate rents for non-low income residents.**

**If you have any questions, please call Susy Forbath at (310) 393-4000.**