CITY OF BIG BEAR LAKE California

Community Church Big Bear –
May 20, 2024

Leisure Bear Community Meeting

General Principles the City is Operating On

- Improve the property and quality of life.
- Treat residents fairly.
- Listen to Leisure Bear's needs and wants.
- Contemplate maximum public benefit for the entire Big Bear Lake community.
- Do not use General Fund to subsidize rents.

Today's Agenda

- Introduction
- Census Overview
- Findings of Leisure Bear Study
- Park Planning and Vision
- Options

This is the start, not the end.

Introduction

Facts

- 19 total acres of land
- Total of 59 occupied units in Leisure Bear Mobile Home Park
- Approximately 160 residents

Why are we here?

The City has partnered with Tripepi Smith to gain a deeper understanding of the preferences and needs of the Leisure Bear community. The City aims to gather input from the residents regarding their aspirations for the future of their community.

Tripepi Smith is here to solely hear the residents' top priorities, concerns and hopes for the future of the Leisure Bear Community.

The feedback collected will be used to bolster the City's long-term strategy to improve the Leisure Bear community.

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Leisure Bear Mobile Home Park

Census Overview

Census Overview

- 38 out of the 59 households participated in the census.
- On average, 3.86 people live in each unit.
- On average, the residents of Leisure Bear have lived in the neighborhood for 13.3 years. The lowest amount of time being 2 years and the longest being 31 years.
- Favorite part about living in Leisure Bear; the neighbors and how they get along, close to everything like the lake and village, the community being quiet, safe and calm and the low rents.
- On average, residents who are employed commute to work by car, taking approximately 10 minutes.
- At times, the residents walk, use the trolley and bus.

Census Overview

- The stores frequented most by the residents are Stater Brothers, Vons, Dollar Tree, Walgreens and local restaurants.

- 53.3% of units have children enrolled in the local school district. The following are schools the children are enrolled in; Northshore Elementary, Big Bear Middle School and Big Bear Lake High School.

- In a reimagined mobile home park, are there specific amenities you would like to see that you currently do not have?
  - The common themes heard were; the park is fine as is, roads and driveway need to be maintained, a laundry facility on-site, working street-lamps and a pool and jacuzzi.

- Are there any concerns/issues you have that you wish to share with the City?
  - The common themes heard were; streets needing to be maintained and fixed, ensure lights are properly working, no concerns, keeping rents low, fixing water and sewer pipes and creating better drainage so it does not flood when it rains.

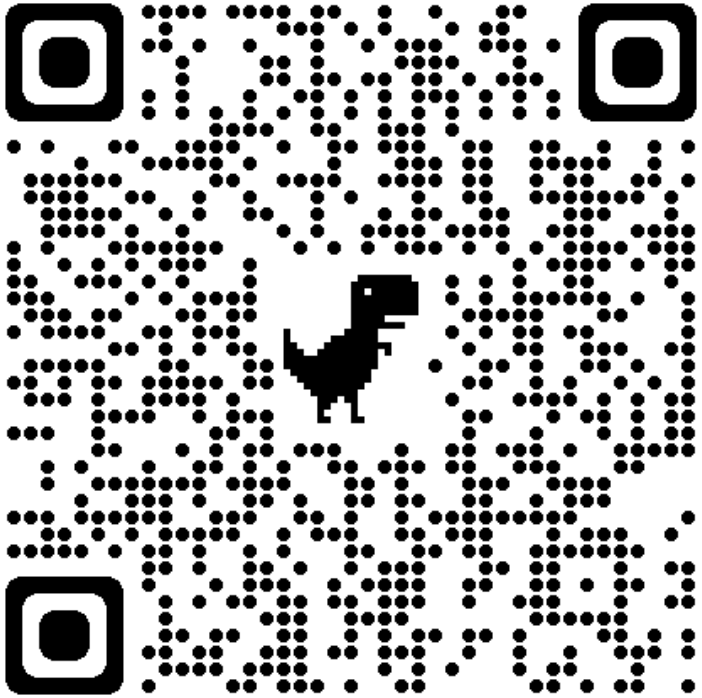
Future Census

Thank you for all who participated in this first community census, the feedback received was helpful!

The City has contracted with Overland, Pacific and Cutler, a 3rd party consultant, to conduct another community census that will go into more depth on the residents' needs and wants for the future of Leisure Bear.

Stay tuned for updates on this next census.

Leisure Bear Census



Park Planning and Vision

Master Park Planning

- SWA Group is an established firm specializing in landscape architecture, planning and urban design with an extensive portfolio of public spaces.

- SWA Group conducted extensive background and research on the site and performed site analysis and evaluation to identify the opportunities and limitations of the site relative to a public park.

- SWA Group engaged the public, leading to the development of a conceptual master plan for a potential waterfront park.

*This park planning project is independent from the Leisure Bear Mobile Home Park and will not have any affect on the future of Leisure Bear.

Findings of Leisure Bear Study

Leisure Bear Findings

- Birtcher Anderson & Davis was contracted to assess the existing site of Leisure Bear, analyzed costs for a potential new development site and analyzed resident demographics relative to this effort.
- Average Rent is $377.31/space. Prevailing rents in Big Bear range from $800 - $1,180 per month.
- The street and utility infrastructure is very dated and in need of significant improvement.

Leisure Bear Findings Continued

- Estimated cost to improve the site utilities and pavement – a complete park refurbishment: $6.8 Million
  - Complete new utility systems, including new water and sewer mains, new services to coaches and new electrical and gas mains.
  - Every coach would have their own water, electricity and gas meter.
  - Brand new streets, sidewalks and driveways.
  - Brand new street lighting
- Temporary relocation and logistics: $1.3 Million
  - The City would be responsible for the cost of temporary housing for residents while the park is under construction.
- Approximately $2M in other related costs associated with design, permits, development management, etc.

- TOTAL estimate: $10M

Options

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Options for Leisure Bear

1. Do nothing, leave Leisure Bear community as is.
2. Voluntary Buyout Program
3. Increase rents for all residents equally to help pay for infrastructure updates by the City.
4. Find a new area in Big Bear Lake to create a new facility for the residents to live in.
5. Staged Leisure Bear Wind Down
6. What are other options you may have?

Do nothing, leave Leisure Bear as is

- The City Council's commitment for acquiring the property is to improve the property.
- This is not a viable option, in the long run it would result in the park becoming uninhabitable. State would likely pull the City's permit to operate.
- Additional problems:
  - Would not offer good quality of life for our residents
  - There may be issues that cannot be fixed that would require an immediate / expedited closure.
  - Continued utility issues concerns.
  - Continued roadway problems.
  - Violates principle of using City tax dollars to subsidize rents.
- Questions to consider:
  - If your coach becomes uninhabitable, does the City allow replacement?
  - If this plan was an option, it would have to be predicated on a plan of natural attrition in that the City does not allow new tenants and the park is downsized as people leave.

Voluntary Buyout Program

- This would include:
  - Residents express a desire to exit Leisure Bear.
  - 3rd party appraisal conducted on value of mobile home.
  - Potential additional payment for relocation assistance.
  - Program delivery executed with stringent legal requirements designed to protect renters.

Increase Rents

- Increasing rents equally for all residents to help pay for the infrastructure improvements by the City.
  - Legally, rents can be increased by 10% per year. To align the Leisure Bear community's rents with current Big Bear Lake rental rates, it would approximately take 12 years.
- Leisure Bear community would remain where they are.
- This option would require the City to take on financing and the park to increase rents enough to factor in the debt service.
  - Average Rent in City is $975, Leisure Bear is $377 (Difference of $598/month). If rent increased to $975, that would create additional revenue of about $420,000 per year.
- With interest calculated on a $10 million loan over 30 years at a 4% interest rate, the annual interest payments alone would amount to $572,000. To cover this, monthly rents would need to increase to $1,287, ($910+$377).

*These stats are not factoring in inflation over the next three decades.

Move to New Area in Big Bear Lake

- Creating a new Leisure Bear community somewhere in Big Bear Lake.
  - Would require rent increases.
  - Would require finding an available location.
  - New location may not be optimal for all involved; may be better or worse.
  - Not all coaches are able to be moved to a new park, would require some or all new coaches.
    - Question to consider: Who would be responsible for moving the coaches and acquiring new ones?

Staged Park Wind Down

- The natural turnover of residents as they move away from Leisure Bear.
- Leisure Bear will not fill any spots as residents move away from the park.
- The City will provide incentives for residents to leave the park.
- The City will implement limits on coaches and how they can be sold/transferred and to whom.

Other options?

- Please raise your hand to share any additional options you may have.
- We will collect your feedback and vet the proposed options against regulations to assess whether they are feasible or not.

Next Steps

Next Steps

- The City Council approved a contract with Overland, Pacific and Cutler to prepare a Relocation Impact Report.
- The report will provide information to the City to properly evaluate viable options.

- The execution of this plan will provide greater information to the City to assist with the decision-making process:
  - Consultants will interview all current tenants to assess their housing needs and requirements, if residing in Leisure Bear was no longer to be an option.
  - The report will prepare a feasibility study and cost analysis related to relocating coaches.
  - Will prepare a market analysis about availability of other coach spaces within the area.
  - Will prepare a market analysis about the availability of other housing options within the area.
  - Will have all coaches appraised, as the value of them will be critical to additional discussions and analysis.
  - This report will be prepared according to all applicable laws/codes.

Information will only be used to further decision making and discussion.

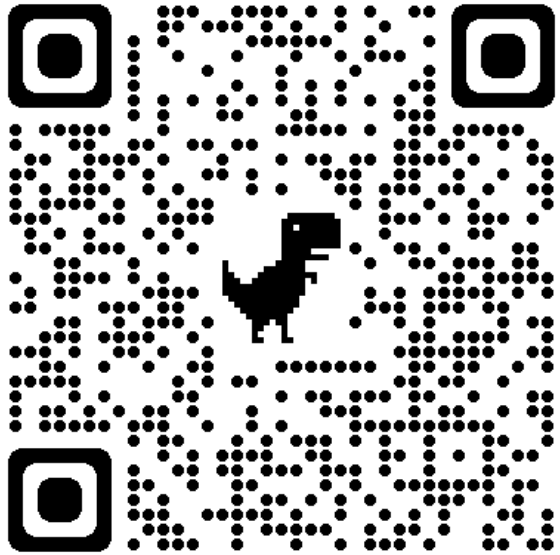
Next Steps

- The City will continue to share updates through the Leisure Bear monthly newsletter.
- Please stay tuned for Overland, Pacific and Cutler to begin their outreach to the residents for the second census for the Relocation Impact Report.

Questions?

Channels of Outreach

- LeisureBearCommunity.com
- LeisureBear@tripepismith.com
- LeisureBear@CityBigBearLake.com
- (844) 225-2327



Thank You!

Website: LeisureBearCommunity.com
Email: LeisureBear@TripepiSmith.com,
LeisureBear@CityBigBearLake.com