Answers to Frequently Asked Questions

About City of Petaluma Mobile Home Regulations

May 15, 2024

**1.** **What is the purpose of Petaluma’s Mobilehome Rent Stabilization regulations?**

The City of Petaluma has adopted regulations that govern the management of mobilehome parks within city limits. The regulations were enacted in 1993 and are codified in [Petaluma Municipal Code Chapter 6.50](https://cityofpetaluma.org/documents/final-chapter-6-50-mobilehome-park-space-rent-stabilization-program/)[[1]](#footnote-2). The City’s mobilehome park regulations were enacted to prevent unreasonable mobile home space rent increases, assist in alleviating the unequal bargaining power between mobile home park owners and residents, and provide park owners adequate annual space rent increases and a reasonable rate of return.

This summer, the City Council achieved one of its top 10 goals and priorities when it adopted amendments strengthening the City’s Mobilehome Rent Stabilization regulations. More information about the amendments can be found below. If you have any additional questions, please contact our Housing team at [housing@cityofpetaluma.org.](mailto:housing@cityofpetaluma.org.)

**2. How were the City’s Mobile Home Rent Stabilization Regulations amended in 2023?**

After several stakeholder meetings and a City Council workshop, on June 19, 2023, the City Council adopted an urgency ordinance that lowered the annual limit on permitted rent increases for spaces protected by the City’s regulations. The urgency ordinance limited annual increases for protected spaces to the lesser of 4% or 70% of CPI ([Consumer Price Index](https://www.bls.gov/regions/west/news-release/consumerpriceindex_sanfrancisco.htm), a measure of inflation). The lowered annual rent increase cap took effect immediately. The current cap on annual rent increases for spaces protected by the City’s regulations is discussed in #3, below.

On July 16, 2023, the City Council adopted additional amendments to the City’s mobile home park rent stabilization regulations which took effect on August 17, 2022. The July amendments replaced the urgency ordinance, continued in effect the lower annual rent increase cap, and made the following additional changes to the City’s regulations:

* Requiring park owners, not tenants, to petition for rent increase arbitrations for noticed rent increases that exceed the maximum amount permitted by the City’s regulations.
* Requiring park owners to post or make available at the park the current, annual permitted space rent increase for protected spaces.
* Prohibiting arbitrations in the month of December, unless an arbitrator finds good cause for a December arbitration.
* Adding a meet and confer requirement for the tenants and the park owners to share information before a rent arbitration. Park owners are required to share the information they believe supports rent increases above the City’s cap.
* Providing that capital improvements and debt that an arbitrator may consider in support of a rent increase above the maximum permitted amount must directly and primarily benefit the park residents.

To see a more complete discussion of the amendments that took effect August 16, 2023, please click this link to access the agenda materials that the Council considered when the amendments were introduced [Meeting (primegov.com)](https://cityofpetaluma.primegov.com/Portal/Meeting?meetingTemplateId=5282). The Mobilehome Rent Stabilization regulations were Item 10 on the agend.

**3.** **What is the current, maximum allowed annual rent increase for mobilehome spaces in Petaluma that are protected by the City’s regulations?**

The current, maximum allowed rent increase for mobile home spaces protected by Petaluma’s regulations **is 2.00%**. The maximum allowed rent increase is determined each year by applying the formula in the City’s regulations to that year’s change in the June Bay Area Consumer Price Index or CPI. The 2023 change in the June [Bay Area CPI](https://www.bls.gov/regions/west/news-release/consumerpriceindex_sanfrancisco.htm) is 2.9%. The permitted annual rent increase for spaces protected by the City’s regulations is 4% of the current rent or 70% of CPI, whichever is lower. 70% of 2.9% is 2.00%. As a result, the cap on annual rent increases for spaces protected by the City’s regulations is 2.00% for the period from August 2023 through July 2024. This means space rent for mobile homes spaces covered by the City’s regulations can only increase by 2.00% for this period, unless an arbitrator concludes that a higher increase is needed for a park owner to receive a reasonable rate of return following arbitration proceedings in accordance with the City’s regulations.

**4.**  **What mobilehome spaces are protected under Petaluma’s regulations?**

Petaluma’s mobile home rent stabilization regulations protect all mobilehome spaces in mobilehome parks in the City, and all recreational vehicles that have occupied a space in a mobilehome park in the City for nine months or more, that are subject to leases entered after February 13, 2020, *regardless of the term or length of the lease*. For leases entered before February 13, 2020, the City’s regulations only protect spaces subject leases that have terms of 12 months or less. As a result of the enactment of [AB-2782](https://leginfo.legislature.ca.gov/faces/billTextClient.xhtml?bill_id=201920200AB2782), effective January 1, 2025, Petaluma’s regulations will protect all mobile home spaces in mobilehome parks in the City, regardless of the term of the lease.

**5.** **Can park owners raise mobilehome space rents above the City’s maximum allowed increase?**

Petaluma mobilehome park owners can only charge rent above the maximum allowed by first filing a petition for an arbitration in compliance with [Petaluma Municipal Code Chapter 6.50](https://cityofpetaluma.org/documents/final-chapter-6-50-mobilehome-park-space-rent-stabilization-program/), and then receiving an arbitrator’s ruling that a space rent increase above the maximum allowed is necessary for the park owner to receive a reasonable return. An arbitrator can only grant a rent increase above the maximum allowed to the extent that a park owner proves that it is necessary for the park owner to receive a reasonable return. An approved rent increase above the maximum allowed takes effect 30 days after the arbitrator’s ruling.

**6. Can the park manager force residents to sign a long-term lease, causing them to lose rent control protections?**

No, park managers cannot compel homeowners in the park, to sign long-term leases that might jeopardize their rent control protections. According to Civil Code §798.17, homeowners, have the right to reject proposed long-term leases within 30 days and instead opt for shorter-term agreements, such as a 12-month lease or month-to-month rental. (See, Civil Code §798.18)

**7.** **What rights do Petaluma mobilehome park owners have under the City’s Mobilehome Rent Stabilization Ordinance?**

Park owners have the right to annual space rent increases up to the maximum allowed amount and to receive a reasonable rate of return. Park owners who believe that the maximum annual rent increase allowed under the City’s regulations is not enough to make a reasonable rate of return may petition an arbitrator and present evidence supporting why an increase above the maximum allowed is necessary, and charge a higher rent increase if approved by an arbitrator. When park owners petition for a rent increase above the maximum allowed, they have the same right as mobile home park residents to a fair arbitration before a neutral arbitrator.

**8.** **What obligations do Petaluma mobilehome park owners have under the City’s Mobilehome Rent Stabilization regulations?**

* Owners must offer new tenants the option of renting spaces protected under the City’s regulations.
* Owners must provide new tenants a copy of the City’s mobile home rent stabilization regulations and the other information owners are required to provide prospective and new tenants in accordance with Sections [6.50.050](https://petaluma.municipal.codes/Code/6.50.050) and [6.50.070](https://petaluma.municipal.codes/Code/6.50.070) of the City’s regulations.
* Owners must provide 90 days' notice to tenants of any rent increase.
* Owners who petition for a rent increase above the maximum allowed must provide information to the affected tenants about the proposed rent and the names and addresses of tenants who received notice of a rent increase above the maximum allowed.
* Owners must meet and confer with affected tenants and provide the information they believe establishes that they are entitled to a rent increase in excess of the maximum allowed amount prior to a rent arbitration hearing taking place.
* Owners must post or make available to their tenants the current, annual rent cap.
* Owners must not retaliate against tenants for exercising their rights under Petaluma’s Mobilehome Rent Stabilization regulations.
* Owners must not solicit agreements with tenants that waive their rights under Petaluma’s Mobilehome Rent Stabilization regulations.
* Owners must file annual reports so the City can monitor compliance with the City’s Mobilehome Rent Stabilization regulations.

**9.**  **What rights do Petaluma mobilehome park residents have under the City’s Mobilehome Rent Stabilization regulations?**

* Tenants are entitled to be offered spaces that are subject to the protections of the City’s mobile home rent stabilization regulations.
* Tenants are entitled to rental agreements that do not require them to waive their rights under Petaluma’s Mobile Home Rent Stabilization regulations. Tenants may reject leases or lease terms that require them to waive any of their rights under the City’s regulations.
* Tenants are entitled to exercise their rights under Petaluma’s Rent Stabilization regulations without fear of retaliation.
* Tenants may organize tenants’ associations.
* Tenants may refuse to pay any rent that is in violation of Petaluma’s Mobile Home Rent Stabilization regulations.
* Tenants are entitled to 90 days’ notice of proposed rent increases.
* Tenants are entitled to the names and addresses of other tenants affected by a park owner notice of a rent increase in excess of the maximum allowed.
* Tenants are entitled to a meet and confer meeting with park owners or their representatives and to receive the information that park owners believe establishes that they are entitled to a rent increase above the maximum allowed before a rent arbitration hearing takes place.
* Tenants are entitled to be represented in meetings with park owners or park owners’ representatives and to be represented in arbitration hearings.
* Tenants can attend and present or rebut evidence in any arbitration hearings.

**10.** **What obligations do Petaluma mobilehome park residents have under the City’s Mobilehome Rent Stabilization regulations?**

* Tenants must pay rent and other lawful park fees and charges when due, and abide by their lease terms and lawful park rules that are in effect in their park to continue to have a right to occupy a mobilehome park space and to receive the protections of the City’s Mobilehome Rent Stabilization regulations.
* Tenants taking part in a rent arbitration must abide by the regulations governing the arbitration process.

**11. How does the Petaluma mobilehome rent space arbitration process work?**

Park owners seeking a rent increase in excess of the annual maximum allowed must give tenants notice of the proposed increase and must file an arbitration petition in accordance with the City’s Mobilehome Rent Stabilization regulations. The petition must contain the amount of the proposed rent increase in both dollars and as a percentage of the current rent, documentation supporting why the increase is needed, the identity of all other tenants affected by the proposed rent increase, and the contact information of the City’s Housing Department. Park owners must also provide the petition to the affected tenants.

The Sonoma County Community Development Commission, the City’s rent arbitration administrator, selects an arbitrator and the arbitrator sets the arbitration date. Before the arbitration hearing occurs, the park owners and/or their representatives and the affected tenants and/or their representatives must schedule and attend a meet and confer meeting to discuss the petition and their positions regarding the petition. The park owners are required to provide the information they will introduce at the arbitration hearing to support why a rent increase above the maximum allowed is necessary for the park owner to earn a reasonable return.

At the arbitration hearing park owners and tenants (and or their representatives) can appear and give evidence and testimony to support their positions regarding the proposed rent increase. Park owners bear the burden of proof to show that a rent increase in excess of the annual maximum allowed under the City’s regulations is necessary to earn a reasonable rate of return on their investment. Arbitrators that rule in favor of a park owner may only increase the annual rent for a single year for the park that petitioned the arbitrator, and only by the amount found to be necessary for a park owner to earn a reasonable rate of return.

The arbitration procedures in the Administrative Procedures Act apply to Petaluma mobile home rent arbitration proceedings. You may learn more about the procedures by reviewing Section [11513 of the California Government Code, which](https://petaluma.municipal.codes/CA/GOV/11513) you may access here: <https://leginfo.legislature.ca.gov/faces/codes_displaySection.xhtml?lawCode=GOV&sectionNum=11513>. Arbitrators may in their discretion relax the arbitration procedures in the interest of justice.

**12.** **How can mobilehome park residents prepare in response to a Petaluma park owner’s arbitration petition?**

Mobile home tenants affected by a rent arbitration have found it beneficial to access legal and other resources to help them preserve their rights under the City’s Mobile Home Rent Stabilization Regulations. Following is a list of service providers that have helped Petaluma mobilehome tenants to secure their rights under the City’s Mobilehome Rent Stabilization regulations and prepare for rent arbitration proceedings:

[Petaluma People Services Center](https://petalumapeople.org/)

(707) 765-8488

1500A Petaluma Blvd South

Petaluma, CA 94952

[Legal Aid of Sonoma County](https://legalaidsc.org/)

(707) 542-1290

144 South E. Street, Suite 100

Santa Rosa, CA 95404

[California Rural Legal Assistance](https://crla.org/)

(707) 528-9941

1160 North Dutton Ave. Suite 105,

Santa Rosa CA

[Golden State Manufactured-Home Owners League](https://www.gsmol.org/)

Region 2 (Sonoma County)

Region Manager – Hilary Mosher: hilmosh@gmail.com

(707) 839-5079

[HCD Mobilehome Assistance Center](https://www.hcd.ca.gov/manufactured-and-mobilehomes/mobilehome-assistance-center)

P.O. Box 278690

Sacramento, CA 95827-8690

1-800-952-8356

Visit the online portal here: https://cahcd.my.site.com/s/

Mobilehome park tenants may review the City’s Mobile Home Rent Stabilization regulations here: [Chapter 6.50 of the Petaluma Municipal Code](https://cityofpetaluma.org/documents/final-chapter-6-50-mobilehome-park-space-rent-stabilization-program/) and may contact the City’s Housing Department at (707) 778-4563 or email at Housing@cityofpetaluma.org.

**13.** **If an arbitrator awards a rent increase in excess the City’s annual maximum allowed, when does the rent increase take effect?**

A rent increase in excess of the annual maximum allowed under the City’s regulations becomes effective 30 days after the date the arbitrator’s decision is issued. Rent increases approved by an arbitrator do not apply retroactively, unless the parties to an arbitration have stipulated otherwise. If a final decision by an arbitrator authorizes a rent increase above the City’s annual maximum, the affected tenants should begin paying the new rent approved by the arbitrator within thirty days from the date the decision is issued. Generally, the new rent approved by the arbitrator only applies to the park that petitioned for and received the arbitration award. Arbitration awards only affect the tenants given notice of the rent increase petition in accordance with the City’s regulations.

**14.** **What can Petaluma mobilehome park residents do if they receive notice of a space rent increase that exceeds the maximum the City’s regulations allow?**

Tenants that receive notice of a proposed rent increase in excess of the maximum annual increase allowed under the City’s regulations and of a rent arbitration petition filed by their park owner may wish to contact the service providers listed above. Tenants are not responsible for paying any rent above the maximum annual increase allowed under the City’s regulations until 30 days after an arbitrator’s decision is issued. Park owners seeking a rent increase in excess of the annual maximum allowed under the City’s regulations must provide affected tenants notice in accordance with the City’s regulations. Tenants and service providers assisting them may wish to review the City’s Mobile Home Rent Stabilization regulations, which you may access here - [Chapter 6.50 of the Petaluma Municipal Code](https://cityofpetaluma.org/documents/final-chapter-6-50-mobilehome-park-space-rent-stabilization-program/) - to ensure that they have received the notice to which they are entitled and that the rent arbitration petition otherwise complies with the City’s regulations.

**15.** **Can rent arbitrations be used to invalidate Petaluma’s Mobile Home Rent Stabilization regulations?**

No. An arbitrator has no authority to invalidate or alter the City’s regulations. A rent arbitrator’s primary responsibility is supervising proceedings leading to a rent arbitration and presiding over the arbitration hearing itself to determine whether a park owner has adequately established that a rent increase in excess of the maximum allowed under the City’s regulations without an arbitration is necessary for a park owner to earn a reasonable return. Arbitrators derive their authority from the City’s Mobile Home Rent Stabilization regulations and must conduct arbitrations and render their rulings consistent with the City’s regulations.

**16. What is the City’s role in arbitrations under the Mobilehome Rent Stabilization regulations?**

The City is not a party to arbitrations under the City’s Mobilehome Rent Stabilization regulations. The City contracts with the Sonoma County Community Development Commission to administer arbitrations under the City’s regulations. The City’s interest in arbitrations under its Mobilehome Rent Stabilization regulations is in ensuring that the regulations operate as intended and in accordance with their purposes - preventing unreasonable mobile home space rent increases, assisting in alleviating the unequal bargaining power between mobile home park owners and residents, and providing park owners adequate annual space rent increases and a reasonable rate of return. City staff can answer questions about the City’s Mobilehome Rent Stabilization regulations. City staff can also schedule community meetings to provide information about the City’s regulations, and provide meeting facilities and transportation to assist affected parties in becoming informed and in participating in arbitration proceedings.

**17.** **Can mobilehome park owners change park rules, even if the park residents object?**

Mobilehome park owners may change park rules and establish new rules, but they are subject to the state Mobilehome Residency Law when they do so. To set new park rules or amend existing rules, park owners must give 10 days’ notice of the date, time and location of a meeting to meet and consult with the affected tenants and/or their representatives on the rules. After the meeting, park owners may apply the new or amended rules to tenants who give their consent. With some exceptions, park owners may not apply new or amended rules to tenants who have not given their consent until 6 months have elapsed following written notice to the affected tenants of the new or amended rules. Park owners may amend or establish new rules that apply to recreation facilities without tenant consent following written notice of at least 60 days. Written notice of the new or amended rules to park tenants who begin their tenancy during the required notice periods for new or amended park rules satisfies state law if the required notice is given before the new tenancy commences. Park owners that propose new or amended rules required by a change in the law may apply the new or amended rules with the tenants’ consent or following 60 days’ written notice. The notice must provide the statute or regulation, including the section number, of the law that requires the rule change. New or amended park rules that create a new fee that tenants must pay and that has not been expressly agreed upon in the tenants’ rental agreement is void and unenforceable. Mobilehome park rules that park owners unilaterally adopt without tenant consent that would deny tenants their right to a jury trial or subject them to binding arbitration of disputes are void and unenforceable. These state requirements for mobilehome park rule changes may be viewed here: <https://leginfo.legislature.ca.gov/faces/codes_displaySection.xhtml?lawCode=CIV&sectionNum=798.25>. <https://leginfo.legislature.ca.gov/faces/codes_displaySection.xhtml?lawCode=CIV&sectionNum=798.25.5>.

**18.** **Can the City enact regulations preserving the status of existing senior mobilehome parks?**

Yes. The City has the authority under its police and land use regulatory powers to adopt zoning regulations to preserve mobile home parks’ existing rules establishing them as senior parks. For example, to prevent a senior mobilehome park from being changed to an all-age park, the City Council can enact a senior mobilehome “overlay district” or zone that makes mobilehome parks within the district subject to senior residency rules. Enactment of such a zoning overly in a zoning district in the City containing mobile home parks would require mobilehome parks currently identified as senior parks within the zoning district to remain senior parks as specified in the City’s Zoning Code.

The City Council took this action on October 16, 2023 and adopted a [Senior Mobilehome Overlay Zone](https://petaluma.municipal.codes/ZoningOrds/5.060).[[2]](#footnote-3) The seven Petaluma mobilehome parks – Capri Villa, the Cottages, Leisure Lake, Littlewoods, Petaluma Estates, Royal Oaks, and Youngstown – are all subject to land use regulations in the City’s General Plan and Zoning ordinance that specify that mobilehome park use is the only permitted use on the property. When the City Council adopted the Senior Mobilehome Overlay Zone, the following five mobilehome parks were subject to park rules designating them as senior parks:

Table

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The [Senior Mobilehome Overlay Zone](https://petaluma.municipal.codes/ZoningOrds/5.060) applies to these same five parks and makes them subject to senior park requirements in the City’s zoning code. The Senior Mobilehome Overlay Zone requires that these five parks must:

1. Have at least 80 percent of the occupied units in the park occupied by at least one person who is 55 years of age or older;
2. Publish and adhere to policies and procedures that demonstrate the intent to remain a senior park; and
3. Submit documentation to the Petaluma Housing Manager every two years to certify the park’s compliance with the Senior Mobilehome Overlay Zone regulations.

Any attempt by a mobilehome park within the Senior Overlay Zone to amend the park rules to change from a senior park to an all-age park would violate the City’s Senior Mobile Home Overlay zoning. Such an attempted land use change would not be a permitted land use and be subject to remedies in the City’s zoning regulations and Municipal Code and other law.

**19.** **Can Petaluma mobilehome park owners convert their property to a different use?**

Yes. Petaluma mobilehome park owners may seek to convert their property to a different use, consistent with the City’s rules for changing permitted uses on property within the City. Because all of Petaluma’s mobilehome parks are located on property designated in the City’s General Plan and zoning regulations where mobilehomes park use is the only permitted use, mobilehome park owners wishing to make a different use of their property would need to apply to the City to amend the General Plan and zoning regulations that apply to their property. An analysis of the potential environmental impacts of the proposed change, and amended General Plan and zoning regulations would need to be considered and approved by the Planning Commission and the City Council at noticed public hearings. To approve such changes, the Planning Commission and City Council would be required to make findings that the proposed amendments are in general conformity with the Petaluma General Plan and any applicable plans; and that the public necessity, convenience, and general welfare require or clearly permit the adoption of the proposed amendment. Applications to convert Petaluma mobilehome parks to a different use would also be subject to the City’s mobilehome park conversion regulations, discussed below.

20. Are there other regulations that apply to conversion or closure of Petaluma mobilehome parks to a different use?

Yes. In addition to satisfying the requirements that apply to General Plan and zoning amendments, Petaluma mobilehome park owners that wish close their park or to convert the use of their property from a mobilehome park use to another use would be required to give notice to the City and affected park residents and to apply for and receive approval from the City Council in accordance with the City’s mobilehome park conversion regulations. When the City Council enacted the City’s mobilehome park conversion regulations in 2006, the Council found that unless mitigation measures are undertaken, the conversion, closure or cessation of use of mobilehome parks could have a substantial adverse effect upon park residents in terms of cost of relocation, scarcity of similar comparable housing within a reasonable proximity to the city, and the significantly higher costs of other types of housing in the immediate area if park residents cannot relocate to other mobilehome parks or other comparable housing. The purpose of the City’s mobilehome park conversion and closure regulations is to establish reasonable rules and regulations in accordance with the authority granted by state law to mitigate the adverse effects of relocation upon mobilehome park residents who are confronted with a proposed closure or change of use for their mobilehome park or portions of the park so that the owners and occupants of mobilehomes and the owners of mobilehome parks understand their rights and responsibilities in such situations.

Park closure or conversion applicants must file with the City a request for preparation of a relocation impact report, and after the City selects a consultant to prepare the report, deposit with the City the cost of the report, after which the City shall enter a contract with the relocation impact report consultant. The consultant then prepares a relocation impact report consistent with the requirements in the City’s regulations. At least 15 days prior to a scheduled hearing on a proposed closure or conversion before the City Council, the park owner must provide notice to each park resident and other required recipients in accordance with the City’s regulations, and provide the City proof of service of the required notice. Park owners must also give notice of the pending closure or conversion proceedings to each prospective resident before they execute a lease or commence occupancy. The Council hearing on closure or conversion must be scheduled within 30 days of receipt of the relocation impact report.

At the hearing, the City Council will receive evidence on the proposed closure or conversion from any interested parties, and deliberate on the proposed closure or conversion and information in the relocation impact report. The findings that the City Council must make concerning the information in the relocation impact report and the other evidence in the hearing record as a basis for approving a closure or conversion application include:

* That the report provides the information required by state law and the City’s regulations and provides the City Council adequate information on the impacts of the proposed closure or conversion and options for addressing relocation needs of residents;
* The availability of mobile home lots within Sonoma County to accommodate the displaced residents;
* Adequate options are available for displaced residents
* The report provides for reasonable costs of relocation;
* If a proposed conversion is to another residential use, whether the displaced residents will have the opportunity to purchase or rent units in the new project, and whether the construction schedule will result in unreasonably long displacements;
* That the closure or conversion would not be detrimental to the public health, safety and general welfare; and
* That all required reports and notices have been properly prepared and served.

The City Council may attach reasonable conditions to mitigate the closure or conversion impacts. The conditions of approval shall not exceed the reasonable relocation costs as documented in the relocation impact report. The City shall require applicants to enter an agreement with the City to ensure compliance with any conditions of approval imposed by the Council.

**21.**  **Has the City received a permit application from a mobilehome park owner to close or convert a park?**

As of April 8, 2024, the City has received no applications from park owners to close or convert a Petaluma mobilehome park to a different use.

**22.** **Are there currently any pending arbitrations in Petaluma mobilehome parks?**

Yes. As of April 8, 2024 there are two pending arbitration proceedings – one involving the Youngstown park and another involving the Littlewoods Park. The Youngstown Park arbitration hearings occurred on January 17, 18, 24, and February 2, 2024. The arbitrator’s decision was issued on March 22, 2024, and provided that “Park Owner is Granted a rent increase of $118 per space per month retroactive to December 1, 2023, pursuant to the Parties’

Stipulation dated September 28, 2023. All other rent increases sought by Park Owner are

denied.” The full decision can be found at this here: <https://cityofpetaluma.org/mobilehomes/> under Key Documents. The arbitrator’s order also provided that the park owner’s brief on the owner’s request for an award of attorneys’ fees would be due April 1, 2024, the tenants’ brief would be due April 8, 2024, and the owner’s reply due April 12, 2024. The hearing record is closed except for on the issue of the fee award, and the final arbitration decision will include the arbitrator’s decision on the fee award request.

The owners of Littlewoods Park have also filed an arbitration petition. The Littlewoods Park arbitration is tentatively scheduled Tuesday, April 23, 2024 through Friday, April 26th 2024, between 9am and 5 pm. The arbitration will be via video conference and can be viewed at either at City Hall, 11 English Street Petaluma, CA or via zoom at

[https://us02web.zoom.us/j/81823066789?pwd=WGxCOU5jNDdteHpJYVdZV1pPbGNidz09](https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Furldefense.com%2Fv3%2F__https%3A%2Fus02web.zoom.us%2Fj%2F81823066789%3Fpwd%3DWGxCOU5jNDdteHpJYVdZV1pPbGNidz09__%3B!!IJLa0CrXIHAf!WQkplKtBombVam1fPxs5hiND-xMqlIAJROoxEs75dkl5Z7WvRa3fQvc6g7deVA4llkLDplXavu_ChSN56aEpQl-WZ2ai9pc%24&data=05%7C02%7CDBRADY%40cityofpetaluma.org%7C4404a6113b574470fefb08dc58dbe32a%7C3251706cb8d941349f26dd04acbb79d0%7C0%7C0%7C638482948696405464%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C0%7C%7C%7C&sdata=hJSxskAVSrCm%2BYrV1cQNhCyanbIoM8xyVULhPVZ0kyo%3D&reserved=0)  
Meeting ID: 818 2306 6789 Passcode: 153995.

No other mobilehome parks rent will be affected by these arbitrations, and as of April 8, 2024 there are no other pending arbitrations.

**23.** **What resources are available to assist mobilehome park residents?**

The following service providers can provide assistance, advice, and advocacy:

[Petaluma People Services Center](https://petalumapeople.org/)

(707) 765-8488

1500A Petaluma Blvd South

Petaluma, CA 94952

[Legal Aid of Sonoma County](https://legalaidsc.org/)

(707) 542-1290

144 South E. Street, Suite 100

Santa Rosa, CA 95404

[California Rural Legal Assistance](https://crla.org/)

(707) 528-9941

1160 North Dutton Ave. Suite 105,

Santa Rosa CA

[Golden State Manufactured-Home Owners League](https://www.gsmol.org/)

Region 2 (Sonoma County)

Region Manager – Hilary Mosher: hilmosh@gmail.com

(707) 839-5079

[HCD Mobilehome Assistance Center](https://www.hcd.ca.gov/manufactured-and-mobilehomes/mobilehome-assistance-center)

P.O. Box 278690

Sacramento, CA 95827-8690

1-800-952-8356

Visit the online portal here: https://cahcd.my.site.com/s/

The [2024 Mobilehome Residency Law](https://mobilehomes.senate.ca.gov/sites/mobilehomes.senate.ca.gov/files/1479-s_2024_mrl_pdf.pdf) with Other Selected Laws Governing Mobilehome and RV Park Residency & [Frequently Asked Questions](https://mhphoa.com/mrl/faqs) is a helpful resource that the State creates each year.[[3]](#footnote-4)

For questions about the Petaluma Mobilehome Rent Stabilization or Conversion Regulations, pending arbitrations, or other matters concerning Petaluma mobilehome parks, please contact the Petaluma Housing Department by phone at: (707) 778-4563 or by email at housing@cityofpetaluma.org

**24. If the management at your mobilehome park does not respond satisfactorily to notice of problems within the park, such as needed repairs, safety issues, park rule violations or other reasonable resident concerns, who can you turn to for help?**

You can file complaints with the State HCD- Mobilehome Assistance Center online or by mail about most health and safety issues, as well as tenant disputes. Example problems include sewage spills, garbage accumulation and rent hikes without proper warning.

A helpful article on this subject can be found at:

<https://calmatters.org/housing/2023/05/mobile-home-parks-file-complaint-california/>

**25. What help is available to Petaluma Mobile Home Park residents who believe their park is not being operated in compliance with the City’s regulations?**

If you believe your mobilehome park is not complying with the City’s mobilehome park regulations, please notify the City’s Housing Department by phone at: (707) 778-4563 or by email at housing@cityofpetaluma.org

1. Link to the chapter. [↑](#footnote-ref-2)
2. <https://cityofpetaluma.primegov.com/meeting/document/884.pdf?name=Staff%20Report> Staff report Link <https://cityofpetaluma.primegov.com/meeting/attachment/29094.pdf?name=Attachment%201%20-%20Senior%20Mobilehome%20Overlay%20District%20Ordinance> Ordinance Link [↑](#footnote-ref-3)
3. [2003 MOBILEHOME RESIDENCY LAW (ca.gov)](https://mobilehomes.senate.ca.gov/sites/mobilehomes.senate.ca.gov/files/1479-s_2024_mrl_pdf.pdf) [↑](#footnote-ref-4)