



CITY OF PETALUMA

November 15, 2024

Answers to Frequently Asked Questions (FAQs) About the Proposed Closure of Youngstown and Little Woods Mobilehome Parks

1. What's happening with the park closure applications submitted by Youngstown and Little Woods mobilehome parks?

The owners of these parks have informed the City of Petaluma that they plan to seek permission to close the parks. The City understands this news is stressful and wants to ensure residents know about the protections in place to safeguard their housing. In accordance with Petaluma Municipal Code Section 8.34.050, the City has provided notice to Youngstown and Little Woods parks regarding the estimated cost for the relocation impact report. Prior to starting the report, the estimated amount must be deposited with the City in full. As of November 14, 2024, the City has not received the required deposit and therefore has not commenced work on the relocation impact report.

2. How are mobilehome park residents protected?

Mobilehome owners have special protections under state law because they own their homes and can't easily relocate. Petaluma's regulations are to protect residents during park closures by requiring park owners to provide relocation assistance, ensuring the City Council approves such changes only when these protections are in place.

3. What is the process for closing a mobilehome park?

Park owners need City Council approval to close, and they are required to pay for a relocation impact report that assesses the effects of the proposed closure on residents. The City will hire the consultant who will prepare the report once the City receives the deposit from the Park owners in full. To date, the city has not received a deposit and the preparation of the report has not begun. Once a deposit is paid and the report preparation process begins, the City will notify residents. The report will take some time to prepare because the consultant preparing the report must ensure each homeowner is interviewed and information on the affected households is gathered, each home is appraised, the potential for relocating homes to spaces in other parks is evaluated and moving costs and other impacts are estimated. Any agents affiliated with the report preparation will have identification showing affiliation with the City. A report must be prepared for each park proposed to be closed. Once the report is filed with the City, within 30 days, the City Council will hold a public hearing on the report. Affected

residents, park owners and any other interested parties can attend the hearing and share their input. At the hearing, the City Council will consider the information in the report and the input provided at the hearing and determine whether the Council is able to make the findings required by the City's regulations to permit closing the park.

4. What if the City Council is unable to impose reasonable measures to mitigate the negative impacts of the proposed closure on park residents?

If the City Council is unable to make the findings required under the City's and State's regulations to permit closing the park and to impose reasonable measures to mitigate the adverse impacts of the proposed closure, the City Council must deny the closure request.

5. Will residents receive notice before the parks are closed?

Yes. If the City Council approves the closure, the owners must give residents at least six months' written notice before terminating residents' leases due to the closure. Park owners must also inform any new residents about the potential park closure before new residents sign a lease or move in. Before the City Council approves a park closure, it first determines whether residents will receive relocation assistance to reasonably mitigate the impacts of the proposed closure.

6. Can the parks be used for anything else besides mobilehome parks?

The City's General Plan and Zoning Ordinance only allow the Petaluma mobilehome park properties to be used as mobilehome parks. The City Council would need to approve General Plan and Zoning Ordinance amendments and environmental review to permit the park owners to use the land for something else.

7. Who can residents contact for more information or support?

For questions or concerns, contact Petaluma's Housing staff at (707) 778-4563 or email housing@cityofpetaluma.org.

Additional support resources include:

- Petaluma People Services Center: (707) 765-8488
- SAFE Team (non-emergency help): (707) 781-1234
- The Senior and Family Resource List, available on the City of Petaluma mobilehome webpage under "Key Documents." For more information, visit the City's mobilehome page: <https://cityofpetaluma.org/mobilehomes/>