

Mobilehome Rent Stabilization Ordinance

COMMUNITY MEETING – MAY 24, 2023

Agenda

Why we are Here

Petaluma Ordinance

Next Steps

Questions/Feedbac
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Why we are here?

City Council top 10 goals and priorities

Enacted in 1994 with no subsequent amendments

Santa Rosa and Windsor have recently amended their Rent Stabilization Ordinance

Quick overview of existing ordinance and hear from you.

Mobilehome Rent Stabilization Program

CHAPTER 6.50 PETALUMA MUNICIPAL CODE

Annual
rent

Fair rate
of return

Arbitratio
n

Vacancy
control

Noticing

"Affected tenants"

Those who reside in
a mobilehome

Those with leases not
greater than 12
months
month to month

Not recreational
vehicles

Not commercial
coaches except if
resided over 9
months

Annual Rent Increases

Base rent = rent at
start of the
tenancy

Plus 100% of CPI or
6%; whatever is
lower

Can't increase
within 12 months
of prior increase

Need 90 days
notice before
increase takes
effect

Annual Rent Increase Comparison

Public Entity	Rent Increase Cap
Petaluma	6% or 100% CPI, whichever is less
Santa Rosa	4% or 70% of CPI, whichever is less
Windsor	4% or 75% of CPI, whichever is less
Sebastopol	100% CPI
Rohnert Park	4% or 75% CPI, whichever is less
Sonoma County	100% CPI
Cotati	6% or 100% CPI, whichever is less
Cloverdale	Board Approves
Ukiah	5% or 100% CPI, whichever is less
Vallejo	100% CPI

2 ways to get to Arbitration Hearing

If owner seeks
to increase rent more than
300% of the CPI then:

arbitration is automatic

Owner must provide special notice

If owner seeks to increase rent
more than the annual increase
but less than 300% CPI then:

51% of affected tenants must file
a petition within 21 days of notice

Arbitration Hearing

Neutral third party
with experience

Hears evidence from
both tenants and
owner to determine if
rent increase is
reasonable

Burden of proof is on
the park owners to
show rent increase is
reasonable

Fair Rate of Return

NON-EXCLUSIVE LIST OF FACTORS TO CONSIDER

Beneficial increases in maintenance

Substantial rehab or capital improvements

Increased costs of debt service

Rental history

Physical condition of the Mobilehome

More or less “housing services”

Comparable rents

Decrease in “net operating income”

A fair return on the property prorated among the spaces of the park

Vacancy Control

OWNER CAN CHARGE A NEW BASE RENT IF SPACE IS LAWFULLY VACATED

Lawful Space Vacancy

- Voluntary removal of mobilehome from space;
or
- Termination of tenancy for cause (*not complying with laws, nuisance, conviction for drugs, nonpayment, etc.*)

Vacancy Control Comparison

Public Entity	Rent Increase Cap
Petaluma	None
Santa Rosa	10%
Windsor	None, except in-place transfers have a 15% cap
Sebastopol	None
Rohnert Park	Yes, no increases
Sonoma County	None
Cotati	None
Cloverdale	10%
Ukiah	10%
Vallejo	Yes, cannot be more than 50% of average price of a 2-bedroom home in Solano

Noticing – New Tenants

Park owner required to provide notice that tenant-to-be can elect to be month to month and protected by rent stabilization caps

Other Provisions

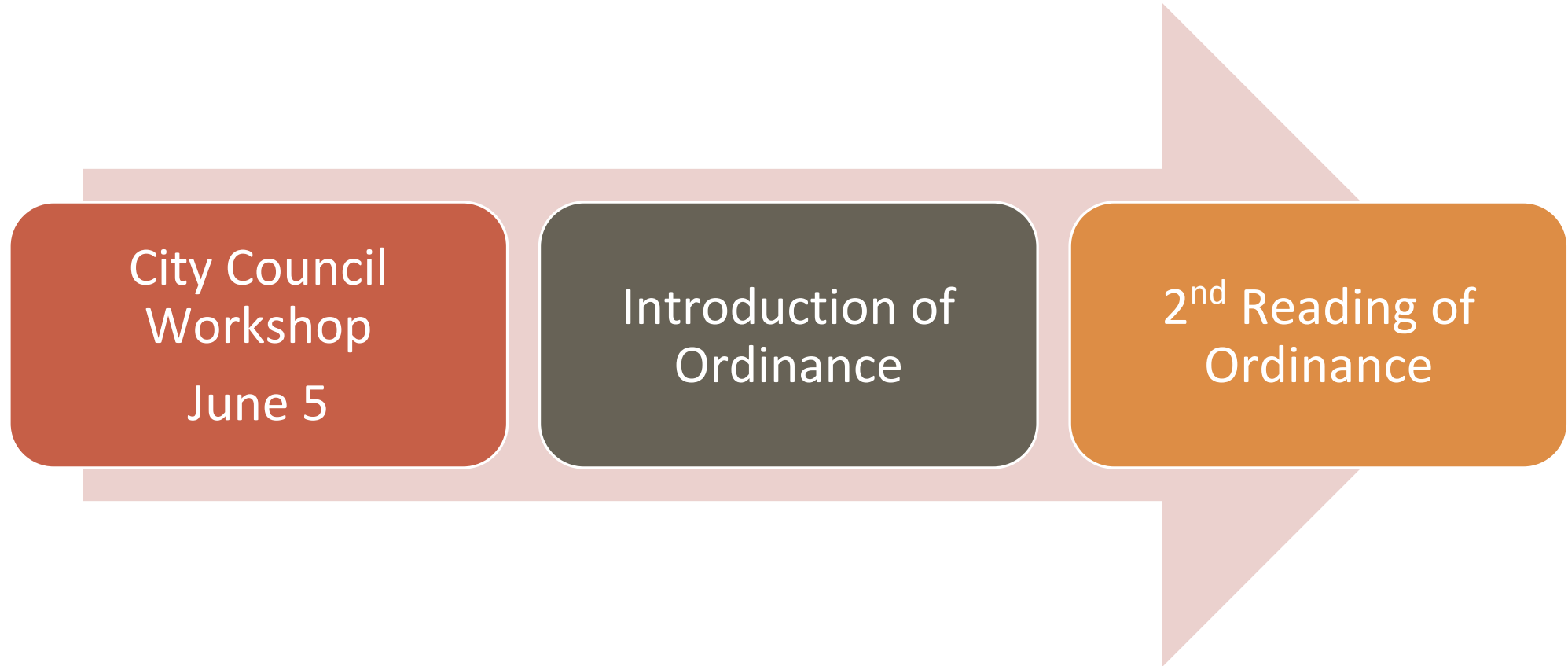
Prohibition against agreements that waive tenant rights

No retaliation against a tenant for exercising their rights

Ordinance works with other rights & remedies provided by law

Tentative Next Steps

GOAL IS TO BE COMPLETE IN TIME FOR AUGUST RENT INCREASES



Questions?

mobilehomes@cityofpetaluma.org

COUNTY & CITY RESOURCES

COUNCIL ON
AGING

707-525-0143

LEGAL AID

707-542-1290

DISABILITY SVS &
LEGAL CTR

707-528-2745

PETALUMA
PEOPLE
SERVICES

707-765-8488

PETALUMA
HEALTHCARE CTR

707-559-7500

REBUILDING
TOGETHER

707-765-3944

CMTY ACTION
PARTNERSHIP

707-544-6941

COUNTY DIV OF
ECON ASSIST

877-699-6868