

Mobilehome Neighborhood Meeting

COMMUNITY MEETING – SEPTEMBER 7, 2023

Agenda

Senior Mobilehome Overlay

Petaluma Ordinance +
Amendments

Arbitration

Closure/Conversion

What is an Overlay District?

The "Zoning Code" sets rules on how we use land in Petaluma: residential, commercial, or both...

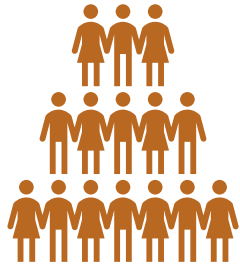
Amends the City's Zoning Code

Adds rules to certain areas of the City

For example: a rule that sets a 55+ age requirement for a certain residential area...

Districts can only be changed by City Council

Senior Mobilehome Overlay District: Requirements



80% of spaces must be occupied by 1 person aged 55-years or older



All signage, advertising, park rules, and rental agreements **must state** it's a senior mobilehome park.



Certification **every two years** by the park owners to ensure compliance

Parks included in the overlay

Park	Address
Leisure Lake	300 Stony Point Road
Petaluma Estates	901 N. McDowell Blvd
Royal Oaks	750 Wood Sorrel Dr.
Cottages of Petaluma	576 N. McDowell Blvd.
Youngstown	911 N. McDowell Blvd.



Leisure
Lake MHP

Corona Rd

Sonoma Mountain Pky

N McDowell Blvd

Youngstown
MHP

Petaluma
Estates MHP

Royal
Oaks MHP

Maria Dr

Cottages of
Petaluma MHP

Petaluma Blvd N

Rainier Ave

Overlay District Future Dates



**Planning
Commission**

6:00pm at City Hall

- Recommendation to submit Zoning Ordinance to City Council

City Council

6:00pm at City Hall

- Introduction of Zoning Ordinance (Tentative)

City Council

6:00pm at City Hall

- Second Reading of Zoning Ordinance (Tentative)

Petaluma's Mobilehome Rent Chapter: History

Chapter 6.50 in the Petaluma
Municipal Code

Adopted in 1993 and recently
amended

Protects renters by setting an
annual rent increase cap

Helps renters and property owners
resolve disputes for rent increases

2023 Chapter 6.50 Amendments



Took effect
August 17, 2023



NEW rent cap:
4% OR
70% of CPI
(whichever is
lower)



Landlords must
petition for an
arbitration
process to raise
rents higher
than cap



Clarified the City's
vacancy
control, generally
main-taining
existing
protections

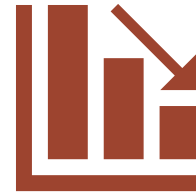
2023 Ordinance Amendments: Arbitration Process



Arbitrator decides if landlord needs to raise rents above cap to make a "reasonable rate of return"



Meet-and-Confer requirement before arbitration



Arbitrator generally **can't** take landlord's debt into account; park owner has proof burden



No arbitrations **in December** (except for cause)

Current Arbitration

Youngstown Park has petitioned for an arbitration.

Tues., Oct. 10 & 11, 2023 at 9:00 AM.

- Locations: Zoom and at City Hall

This arbitration WILL NOT void the City's amendments.

This arbitration WILL NOT affect rents at the other 6 parks.

The burden of proof will be on the park owner to prove a need for a rent increase over the cap.

Tenants' Rights in an Arbitration

The right to attend
the arbitration

The right to appoint
a representative of
their choosing

The right to organize

The right to present
evidence to
the arbitrator.

The right to pay no
increase until
approved by an
arbitrator

The right to be free
from retaliation for
exercise of their
rights

Park Closures or Conversions



Before a mobilehome park can close or convert, the City Council **must issue a permit**



All Petaluma's mobilehomes are on land currently zoned **ONLY** for mobilehomes



So far, the city has **NOT received any applications** to close down a park

Chapter 8.34 of the Petaluma Municipal Code

Relocation Impact Report

If the City does receive a permit application to close a park, the park owner must file a **Relocation Impact Report** with the City, using a consultant selected by the City.

The **Relocation Impact Report** must contain:

- Information on the park, the tenants, and their units
- Measures to mitigate the impacts of the park closure on each park tenant

Park Closure Permit Requirements

City Council can **ONLY** approve an application to close or convert a mobilehome park **IF the following conditions are met:**

The park owner's report contains all information required by law

There are enough available mobilehome lots in SoCo to accommodate displaced tenants

The park owner's plan provides adequate relocation assistance

For conversions to another residential use: tenants must have the opportunity to purchase or re-rent the unit

The conversion is not detrimental to the public health, safety and general welfare.

COUNTY & CITY RESOURCES

COUNCIL ON
AGING

707-525-0143

LEGAL AID of
SOCO

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