

Category	Sonoma Municipal Code Chapter 9.82 (Mobilehome Park Conversions) Adopted 2004	AB 2782 & Other State Law Requirements	Proposed Ordinance Requested by Mobilehome Owners and Residents	Options for Consideration
Relocation Impact Report (RIR)	City selects consultant to prepare; Paid by applicant; Includes the replacement information and relocation plan prepared by the consultant.	RIR submitted by applicant; must demonstrate adequate mitigation	Director selects consultant to prepare; Paid by applicant; Includes the replacement and relocation plan prepared by the consultant.	<i>Provide more specificity on what is contained in the RIR and the relocation plan?</i>
Notice & Timeline	• City to select a consultant to perform the RIR within 90 days of written request from applicant; • City manager shall schedule a public hearing on the relocation impact report before the city council within 30 days of receiving the relocation impact report; • City shall notify applicant at least 30 days prior to any hearing of the notification requirements for owners/residents; • Notice of the hearing to be sent to each mobilehome owner and resident in the affected park at least 30 days prior to the hearing by the applicant; • RIR to be provided to each mobilehome owner and resident in the affected park at least 15 days prior to the hearing by the applicant; • No expiration.	• RIR provided to the residents and mobilehome owners at least 60 days prior to the hearing; • After all required permits are obtained the management shall give the homeowners six months' or more written notice of termination of tenancy; if change of use requires no permits, notice of change of use shall be 12 months.	• Notice provided to mobilehome owners at least 30 days prior to the date of filing an application; • Notice of the hearing to be sent to each mobile home owner in the affected park at least 45 days prior to the hearing; • At least thirty 30 days before the hearing on the application for a “special use permit” for conversion or closure, the park owner shall conduct an informational meeting; • Record a certificate within 90 days of the final action; • Notice of termination of tenancy given within 120 days for the 6 or 12 month notice of the termination of tenancy and closure of the park per state law. • Expiration 2 years.	• <i>Require additional, or extend timing of noticing requirements pre or post application submittal?</i> • <i>Change City Manager to Director of Community Development?</i> • <i>Add an approval expiration and extension procedure.</i>
Relocation and Payments	Shall not exceed the reasonable cost of relocation; RIR to include comparable parks and replacement housing in Sonoma County ; relocation costs up to maximum distance of 50 miles ; list of housing specialists to be provided in RIR; Relocation assistance to be paid as of or after application is filed or date of closure.	In-place market-value compensation for homes that can't relocate.	Mitigation benefits shall not exceed the reasonable cost of relocation; A relocation counselor, selected by the City and paid for by the park owner, to assist; RIR to include comparable parks (defined in the code) up to a distance of 20 miles, or in Sonoma or Napa Counties and use of Cal EPA's CalEnviroScreen score ; To be paid not less than ninety (90) days prior to the date that the homeowner is required to vacate the mobile home park.	• <i>Clarify components of the relocation plan to determine and identify appropriate relocation assistance?</i> • <i>Require a housing specialist to be identified to assist?</i> • <i>Clarify timing when the payments shall be made?</i> • <i>Identify provision of additional relocation assistance for low income households and/or disabled households?</i> • <i>Expand comparable parks to include those within a certain radius of the City and/or other counties?</i>

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Valuation / Appraisal	Consultant preparing RIR to provide appraisal in RIR; Estimate of the fair market value of each mobilehome and all associated fixed property that cannot be relocated to a comparable mobilehome park	In-place market value shall be determined by a state-certified appraiser with experience establishing the value of mobilehomes; submitted as part of the RIR; paid for by the applicant	City selects appraiser; Paid by applicant; Appraisal to include (aa) value if it is continued in its use as a rental mobile home park, (ab) value if it is used for the highest and best special use permitted by the current zoning for the site, and (ac) value if the new zoning requested by the park owner is approved.	• <i>Appraiser selected and managed by the City or approved list provided to select from?</i> • <i>Should the scope of the appraisal include the park?</i>
Review Procedures and Findings	Standard findings; Final decision by City Council ; All interested parties allowed to present evidence; May include conditions necessary to mitigate; RIR required to be filed concurrently with a permit application that modifies use of a MHP; may include conditions necessary to mitigate impacts.	Approval by the legislative body or delegated advisory agency required.	The homeowners will be given equal time with the park owner in presentations in the hearing; each side and the City have the right to cross-examine expert witnesses; Special use permit for conversion or closure is to be considered concurrently with the required development permit(s) or approval(s) for the new intended use; 60 days after the close of the public hearing to issue a decision; Standard findings with Housing Element consistency finding; Final decision to be made by City Council ; require conditions of approval to mitigate.	• <i>Planning Commission or City Council to approve?</i> • <i>Allow for appeals to Council?</i> • <i>How to involve mobilehome owners and residents in the process?</i> • <i>Should development be reviewed concurrently with a closure/conversion?</i> • <i>Should decision be made at the public hearing or time given for consideration after close of the public hearing?</i> • <i>Should conditions necessary to mitigate impacts be required?</i>
Consistency Findings (Housing Element / RHNA/ lower income housing availability)	Not Included	Finding on whether a closure will result in or materially contribute to a shortage of housing opportunities and choices for low- and moderate-income households within the local jurisdiction.	Adds requirement that closure approval must be consistent with Housing Element and not reduce affordable housing stock.	<i>Should language be strengthened to not approve if impacted or require conditions to mitigate impact.</i>
Resident Purchase / Right of First Refusal (ROFR)	Finding as to whether units are made available for purchase or rent on or offsite.	Not required. Option for ROFR may be provided when subdivision map is applied for.	Not Addressed	• <i>Add ROFR to the RIR information if being provided?</i> • <i>Add ROFR as a potential relocation assistance option?</i>
Affordable Housing In-Lieu Fees / Preservation	Relocation assistance option - setting aside a certain number of affordable units for the residents of the park, if the park is to be converted to another residential use; or providing a certain number of affordable units on-site or off-site, if the park is to be converted to a use other than residential.	Not required.	Not Addressed	

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Public Outreach	Nothing in addition to noticing and public hearing	One public hearing required.	Requires occupant and homeowner questionnaire responses; Community meeting prior to public hearing	• <i>Require resident/mobilehome owner questionnaire to be included in the RIR?</i> • <i>Require an informational meeting held by the applicant for the affected mobilehome owners and residents prior to the public hearing?</i>
Enforcement Tools	Written agreement with the City to ensure compliance	Not specified.	Completion of mitigation measures prior to issuance of building permits;	<i>Require recordation of agreement and/or require affidavit of compliance completeness prior to issuance of building permit?</i>
Appeal / Reconsideration	Not specified.	Not specified.	Revocation process.	<i>Include a revocation process?</i>
Other	Bankruptcy Exemption; Identifies option of setting aside affordable units on or offsite.	Bankruptcy exemption; Specific requirements apply when a subdivision map is processed prior to closure.	Exemption from relocation assistance requirements based on reasonable use or economic value; Additional finding if closure is not concurrently being requested with the change of use.	• <i>Add provision for exemption from relocation assistance requirements based on reasonable use or economic value?</i> • <i>Add additional finding for closure not heard concurrently with a change of use?</i>
Administrative Cost Recovery	City cost-recovery fees; administration fees.	Reasonable fees may be established.	City cost-recovery fees; Administrative fees	No change to existing Code