

ORDINANCE NO. 6443

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SONOMA, STATE OF CALIFORNIA, ESTABLISHING A TEMPORARY MORATORIUM ON RENT INCREASES ON MOBILEHOME SPACES IN THE UNINCORPORATED AREA OF THE COUNTY UNTIL THE EARLIER OF FEBRUARY 29, 2024, OR THE EFFECTIVE DATE OF AN ORDINANCE AMENDING CHAPTER 2, ARTICLE XIX (URGENCY ORDINANCE - 4/5 VOTE REQUIRED)

Section I. The Board of Supervisors of the County of Sonoma, State of California, ordains as follows:

Section II. This ordinance is enacted pursuant to California Constitution, Article XI, section 7. The purpose of this ordinance is to establish a temporary moratorium until the earlier of February 29, 2024, or the effective date of an ordinance amending Chapter 2, Article XIX of the Sonoma County Code, on rent increases on mobilehome spaces in the unincorporated area of the county.

Section III. Notwithstanding any mobilehome space rent increases authorized by Chapter 2, Article XIX, no rent increases on any mobilehome space in the unincorporated area of the county, as defined in section 2-191 of Chapter 2, Article XIX of the Sonoma County Code, of any kind shall be allowed until the earlier of February 29, 2024, or the effective date of an ordinance amending Chapter 2, Article XIX of the Sonoma County Code.

Section IV. The Board of Supervisors finds that the adoption of this ordinance on an urgency basis is necessary to preserve the public peace, health, and safety of the county. The Board of Supervisors further finds that the facts constituting the basis for the urgency and the need for the temporary moratorium are as follows:

- A. Mobilehomes in mobilehome parks provide an important alternative form of housing for a substantial number of county residents; and
- B. A significant majority of the residents of mobilehome parks in the unincorporated area of the county are older individuals or couples living on fixed incomes. These residents qualify as "low" and "very low" income households and typically expend more than thirty percent of their income on housing related expenses; and
- C. Nearly all mobilehome park residents own and occupy their mobilehome and have made a substantial monetary investment to live in a mobilehome park; and
- D. Residents of a mobilehome park have very limited mobility due to the difficulty and expense of relocating a mobilehome; and
- E. There is a limited amount of alternative housing affordable to and suitable for the typical mobilehome park resident and mobilehome parks are a valuable resource of affordable housing for low and very low income individuals and families; and

- F. A number of residents of mobilehome in parks in the unincorporated area of the county have expressed the concern that they could become homeless if mobilehome park owners were to impose significant rent increases; and
- G. The County of Sonoma is considering amendments to Chapter 2, Article XIX of the Sonoma County Code, amending its Mobilehome Park Space Rent Stabilization Ordinance to provide further protections for mobilehome space tenants; and
- H. Temporarily pausing rent increases on any mobilehome space in the unincorporated area of the county until the earlier of February 29, 2024, or the effective date of an ordinance amending Chapter 2, Article XIX of the Sonoma County Code, will prevent an undue rush on rent increases on mobilehome spaces before the effective date of future amendments to Chapter 2, Article XIX of the Sonoma County Code that will be designed to protect mobilehome space tenants, particularly during conditions created by high inflation.
- I. For the foregoing reasons, the Board of Supervisors finds that it is necessary to adopt, on a temporary basis, a moratorium on any rent increases of any kind on any mobilehome space in the unincorporated area of the county, as provided herein.

Section V. The Board of Supervisors finds and determines that this ordinance is exempt from the California Environmental Quality Act pursuant to Section 15061(b)(3) of the State CEQA Guidelines because it can be seen with certainty that there is no possibility that this ordinance may have a significant effect on the environment. The basis for this determination is that this ordinance establishes a temporary moratorium on rent increases on any mobilehome space in the unincorporated County. This moratorium will not result in any significant adverse direct or indirect physical changes to the environment. The Director of the Permit and Resource Management Department is directed to file a notice of determination that this ordinance is exempt from CEQA and the State CEQA Guidelines.

Section VI. If any section, subsection, sentence, clause, or phrase of this ordinance is for any reason held to be unconstitutional or invalid, such decision shall not affect the validity of the remaining portion of this ordinance. The Board of Supervisors hereby declares that it would have passed this ordinance and every section, subsection, sentence, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared unconstitutional or invalid.

Section VII. This ordinance shall be and the same is hereby declared to be in full force and effect immediately upon its passage and shall continue in effect through the earlier of February 29, 2024, or the effective date of an ordinance amending Chapter 2, Article XIX of the Sonoma County Code. This ordinance shall be published once before the expiration of fifteen (15) days after said passage, with the names of the Supervisors voting for or against the same in *The Press Democrat*, a newspaper of general circulation published in the County of Sonoma, State of California.

In regular session of the Board of Supervisors of the County of Sonoma, passed this 22nd day of August, 2023, on regular roll call of the members of said Board by the following vote:

SUPERVISORS:

Gorin: Aye Rabbitt: Aye Gore: Aye Hopkins: Aye Coursey: Aye

Ayes: 5 Absent: 0 Noes: 0 Abstain: 0

WHEREUPON, the Chair declared the above and foregoing Ordinance duly adopted and

SO ORDERED.

Chair, Board of Supervisors
County of Sonoma

ATTEST:

M. Christina Rivera,
Clerk of the Board of Supervisors