

To: Petaluma City Council

RE: Council Meeting 7/10/23

On behalf of the Petaluma Estates Homeowner's Association and GSMOL Chapter #0585 I am writing to express our thanks and appreciation to the Petaluma City Council and Staff for their dedication and hours of service committed to the review and development of the ordinance amending Chapter 6.50 of the Petaluma Municipal Code - the Mobilehome Park Space Rent Stabilization Program. You outlined the plan and listened to park residents, owners and management. I believe we've all learned a lot in the process which continues to unfold.

I realize tonight is the introduction and first reading of the amending ordinance, but I would like to take this opportunity to raise an additional concern which pertains to five of the seven mobilehome parks in Petaluma. A few days ago, our neighboring park's residents were notified of their park owner's intention to change their Senior Park to an All-Age Park. Based on a recent conversation with our park manager in early June, we anticipate that our park owners are considering a similar change for the near future:

*I asked if he was aware the signs, identifying us as a 55+ Community, had been removed from our park entrances. His response was that we would be in for "a big surprise". He then proceeded to say that a group of park owners were working with legal counsel to change Senior Parks to All-Age Parks. Referencing the Sherman Act, he indicated that Senior Parks were discriminating against families who needed affordable housing too.*

Margaret DeMatteo, Sonoma County Housing Policy Attorney with Legal Aid, suggested a "Senior Park Overlay" District Zoning designation during one of our mobilehome RSO meetings in late May or early June. This would guarantee continued Senior Park status and bring peace of mind to its residents. I hope this will be addressed at tonight's meeting, especially knowing this is now a real threat.

I don't know if it could be included in the ordinance, but if not, I request the City Council consider the implementation of a Senior Park Overlay, as soon as possible.

Respectfully submitted,

Diane Pimentel,  
President, Petaluma Estates Homeowners Association  
& GSMOL Chapter #0585

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