

ORDINANCE NO. 2024- 3

AN ORDINANCE AMENDING THE DEFINITION OF “MOBILE HOME” IN SECTION 3.32.020 OF CHAPTER 3.32 OF THE ALAMEDA COUNTY GENERAL ORDINANCE CODE REGARDING MOBILE HOME RENT REVIEW PROCEDURES

WHEREAS, the County of Alameda adopted a mobile home rent stabilization ordinance in 1990, codified as Chapter 3.32 of the Alameda County General Ordinance Code, and amended the ordinance in 2017; and

WHEREAS, the ordinance limits annual rent increases for spaces in mobile home parks to four percent (4%) but allows park owners to apply for an additional increase; and

WHEREAS, recent interpretations of this ordinance have highlighted the need for clarity with regard to its applicability to certain recreational vehicles occupying spaces in mobile home parks; and

WHEREAS, this incorrect interpretation has potentially exposed long-term residents of mobile home parks, who are often senior citizens, persons on fixed incomes, and persons of low and moderate income, to extreme rent increases, creating heightened risks of displacement and financial insecurity for these vulnerable populations, which negatively impacts the health, safety, and welfare of the community; and

WHEREAS, the purpose of this amendment is to clarify the original intent of the Board of Supervisors that this ordinance be interpreted and applied in a manner consistent with the California Mobilehome Residency Law, as amended, particularly by including certain recreational vehicles within the definition of “Mobile Home”;

NOW, THEREFORE, the Board of Supervisors of the County of Alameda, State of California, does ordain as follows

SECTION I

Section 3.32.020 of Chapter 3.32 of the Alameda County General Ordinance Code is hereby amended to revise the definition of “mobile home” to read as follows:

3.32.020 Definitions

“Mobile Home” means a structure designed for human habitation and for being moved on a street or highway under permit pursuant to California Vehicle Code § 35790, including but not limited to a manufactured home, as defined in the California Health and Safety Code. “Mobile home” does not include a recreational vehicle, as defined in California Civil Code § 799.24, a commercial coach, as defined in California Health & Safety Code § 18001.8, or factory-built housing as defined in California Health & Safety Code § 19971, except when such a vehicle has continuously remained within a mobilehome park for a period in excess of nine (9) months.

SECTION II

This ordinance shall take effect and be in force thirty (30) days from and after the date of passage and before the expiration of fifteen (15) days after its passage it shall be published once with the names of the members voting for and against the same in the Inter-City Express, a newspaper published in the County of Alameda.

PASSED and ADOPTED by the Board of Supervisors of the County of Alameda, State of California, on the 6 day of February, 2024, by the following called vote:

AYES: Supervisors Carson, Haubert, Márquez, Tam and President Miley

NOES: None

EXCUSED: None

ABSTAINED: None

Nate Miley

Nate Miley, President of the Board

ATTEST:

ANIKA CAMPBELL-BELTON,
Clerk of the Board of Supervisors

By: Cheryl Perkins

APPROVED AS TO FORM:

DONNA R. ZIEGLER, COUNTY COUNSEL

By: Caitlyn M. Gulyas
Caitlyn M. Gulyas
Deputy County Counsel