

TOWN OF WINDSOR AGENDA REPORT

Joint Windsor Town Council, Windsor Redevelopment Successor Agency and Windsor Water District Meeting Date: November 5, 2025

To: Mayor and Town Council
From: Jennifer Sedna, Planner I
Subject: Urgency Ordinance Extension – Moratorium on Closure or Conversion of Mobile Home Parks

Recommendation to Council:

Adopt an urgency ordinance, making findings and extending the temporary moratorium on the closure or conversion of mobile home parks within the Town of Windsor for a period of ten (10) months and fifteen (15) days, to become effective immediately.

Strategic Plan Element:

The recommended action supports the goal of Livability. Goal Statement: Preserve community character by maximizing the use of existing amenities and creating future opportunities that enhance quality of life for all.

Background:

Since the Town's municipal code section for the closure and conversion of mobile home parks (Ordinance 95-58) was adopted over 30 years ago, it predates modern standards established under State law. The provisions of the ordinance may also be inadequate to address the current realities and constraints of Sonoma County's housing availability. Therefore, it cannot ensure that the impacts of proposed closures are fully represented and adequately mitigated in the relocation plans. Closure of a mobile home park without adequate notice and lead time for the Town to prepare threatens the public health, safety, and welfare by increasing the risk of homelessness within the community, placing greater demand on local services and resources, destabilizing neighborhoods, and contributing to economic strain and social disruption.

Over the past several months, residents of at least one of Windsor's mobile home parks have attended Town Council meetings to request support in response to proposed rent increases and threatened park closure from park ownership.

On October 1, 2025, the Town Council adopted Urgency Ordinance No. 2025-399 (5-0), establishing a 45-day moratorium on the closure or conversion of mobile home parks. The Town received written public comments from residents and policymakers in support of the moratorium, and one comment against the moratorium from the owner of a mobile home park in Windsor (Attachment 4). At the meeting, there were 17 people who provided public testimony in support of the moratorium. The main issues that were presented include:

- Residents at Evergreen Mobile Home Park expressed concern about the possibility of relocating after living there long-term (some over 20 years), fixed-incomes preventing the ability to pay rental increases, the inability to physically relocate, the impact on children potentially having to change schools, and visitors to individuals' homes who demonstrated threatening behavior about the imminent closure if increases weren't agreed upon.

- Residents at other mobile home parks in Petaluma, Santa Rosa, and Windsor, who were in support of the moratorium due to similar challenges.
- Policy and tenant advocates commented that all businesses come with risk yet mobile home park owners have assurance of a return in their investment, Windsor's Municipal Code Title VIII Chapter 2 lags behind other local and California jurisdictions in providing the regulations needed to reflect current housing shortages, corporations that own multiple mobile home parks in the County and across California have exhibited similar tactics with threatening closure if rent increases beyond regulations were not agreed upon, and adopting the moratorium would not be an unprecedented action.

The October 1, 2025, staff report provides further background and analysis of mobile home parks and their regulation in the Town of Windsor (Attachment 2).

Discussion:

The initial 45-day moratorium period established by Urgency Ordinance No. 2025-399 is insufficient to complete a study and analysis that may support draft amendments to the Town's Municipal Code and Zoning Code.

In the time since the moratorium was initially adopted, Town staff has worked diligently to identify issues with the existing municipal code and draft necessary updates. In addition to internal analysis, staff has met with representatives of park ownership, park tenants, Sonoma County Legal Aid, and other Sonoma County jurisdictions. While substantial progress has been made, particularly in identifying outdated regulations and legal loopholes, additional time is needed for staff to prepare a municipal code update and appropriately vet it through interested parties and decision makers.

This urgency ordinance extension requires a 4/5 vote for the Town Council to adopt and would expire after a period up to ten (10) months and fifteen (15) days. Should the ordinance be adopted, a town-wide moratorium would apply to the closure or conversion of all mobile home parks. Approval of the moratorium would provide the Town the time required to perform the necessary analysis to amend its municipal codes, zoning code, use permit requirements, and other land use entitlement requirements for mobile home parks. Any proposed zoning code amendments would first be considered by the Planning Commission with recommendations to the Town Council.

Fiscal Impact:

There are no financial impacts associated with the extension of the Urgency Ordinance. A town-wide moratorium on the closure or conversion of mobile home parks would not directly affect the General Fund.

Environmental Review:

The adoption of this urgency ordinance extension is exempt from the California Environmental Quality Act pursuant to Section 15308 because it is a regulatory action taken by the Town, in accordance with Government Code section 65858, to assure maintenance and protection of the environment pending the evaluation and adoption of contemplated local legislation, regulation and policies. Additionally, the ordinance is not a "project" within the meaning of Section 15378 of the State CEQA Guidelines, because adoption of a temporary moratorium has no potential to result in a direct or reasonably foreseeable indirect physical change in the environment. It temporarily prevents certain physical changes in the environment pending the Town's study and potential amendments to the municipal code or policies regulating the conversion or closure of mobile home parks.

Attachment(s):

[1. Mobile Home Park Closure or Conversion Moratorium Extension Ordinance](#)

2. 2025-399 Urgency Ordinance Establishing Town-wide Moratorium on Closure or Conversion of Mobile Home Parks
3. Urgency Ordinance - Moratorium MHP
4. Public Correspondence for October 1, 2025 Meeting
- 12.1 PowerPoint (Distributed 2025-11-04)

Prepared by:

Jennifer Sedna
Planner I

Reviewed by:

Patrick Streeter
Community Development Director

Approved by:

Jon Davis
Town Manager