

RESOLUTION NO. XX-22

RESOLUTION OF THE COUNCIL OF THE CITY OF RICHMOND, CALIFORNIA, ACKNOWLEDGING THE PASSAGE OF ASSEMBLY BILL 252 WHICH IS STATE LEGISLATION PREVENTING EXCESSIVE RENT INCREASES FOR BAY AREA FLOATING HOMES

WHEREAS, on September 28, 2022 Governor Gavin Newsom signed into law Assembly Bill 252 (AB 252) that will protect 477 floating home owners from sharp increases in the rents they pay for legal berths on San Francisco Bay; and

WHEREAS, its two main provisions limit annual berth rent increases in San Francisco Bay Area floating home marinas to 3% plus the cost of living, or 5%, whichever is lower, and prohibit marina owners from increasing berth rents for floating homes that are sold; and

WHEREAS, the provisions of AB 252 apply to Bay Area floating home marinas in Alameda, Contra Costa, and Marin Counties, where floating homes are concentrated on San Francisco Bay; and

WHEREAS, this bill was drafted and introduced by Assembly Member Mia Bonta (D-AD18 Oakland), Assembly Member Marc Levine (D- AD10 Marin-Sonoma), and State Senators Mike McGuire (D-SD2- Marin, Sonoma and North Coast) and Nancy Skinner (D-SD9-Oakland) joined as co-authors; and

WHEREAS, Bonta introduced AB 252 on June 16th, saying: “Currently there are no state-level protections from excessive rent increases, and there is no place to move a floating home; when rents become unaffordable, floating home owners are especially vulnerable. If this is not remedied, residents on low or fixed incomes will be displaced;” and

WHEREAS, floating home communities provide housing for economically diverse populations, including many seniors and others living on low and fixed incomes. Like mobile homeowners, these residents own their homes but rent their berths. However, while mobile homes in 86 cities and counties have rent protection, and those in 60 jurisdictions have vacancy control, the approximately 500 floating homeowners in California, until passage of AB 252, had no such protections; and

WHEREAS, thanks to this legislation, floating homeowners now have protection from the threat of unreasonable rent increases that could cause them to lose their homes or significantly reduce the value of their property, while simultaneously ensuring that marina owners can earn a fair return on investment; and

WHEREAS, the City of Richmond currently has ten (10) floating home households that are sited at Point San Pablo Harbor; and

WHEREAS, members of the Richmond community who reside at Pt San Pablo Harbor are part of the Bay Area Floating Homes Association who advocated strongly for this important state legislation.

NOW, THEREFORE, BE IT RESOLVED that the City of Richmond acknowledges the passage of this important state bill and thanks the Bay Area Floating Homes Association for their dedicated advocacy on behalf of floating home communities throughout the Bay Area; and

BE IT FURTHER RESOLVED, that the Richmond City Council directs staff to send a copy of this resolution, along with a copy of AB 252, to the marina owners of Point San Pablo Harbor in Richmond; and

BE IT FINALLY RESOLVED, that a copy of this resolution also be sent to the Richmond households who reside in floating homes at the Point San Pablo Harbor via their advocacy representatives with Bay Area Floating Homes Association.

I certify that the foregoing resolution was passed and adopted by the Council of the City of Richmond at a regular meeting thereof held December 20, 2022, by the following vote:

AYES:

NOES:

ABSTENTIONS:

ABSENT:

CLERK OF THE CITY OF RICHMOND
(SEAL)

Approved:

Mayor

Approved as to form:

City Attorney

State of California }
County of Contra Costa : ss.
City of Richmond }

I certify that the foregoing is a true copy of **Resolution No. XX-22**, finally passed and adopted by the City Council of the City of Richmond at a regular meeting held on December 20, 2022.

Pamela Christian, Clerk of the City of Richmond