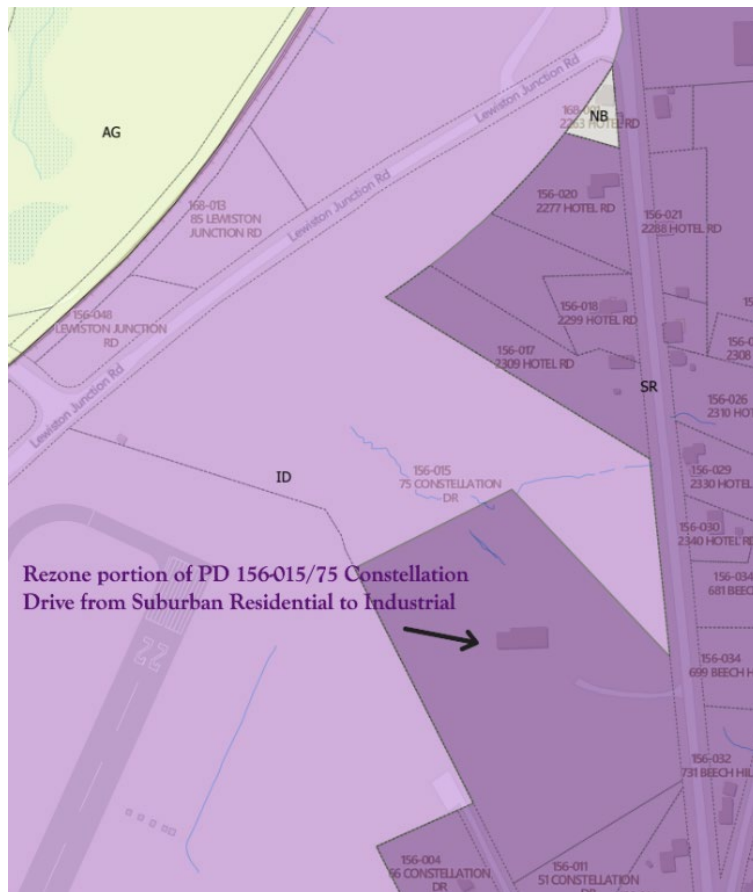


City Council Ordinance

IN CITY COUNCIL

BE IT ORDAINED, that THE CITY OF AUBURN hereby amends Auburn's Code of City Ordinances as follows:

Pursuant to Chapter 60, Article XVII, Division 2 of the Auburn Zoning Ordinance, the official zoning map of the City of Auburn shall be amended so that the Roundy Property (Parcel I.D. 156-015), consisting of approximately 23.96 acres, of which approximately 8.7 acres is currently zoned Suburban Residential, is rezoned to the Industrial District. The remaining acreage of the parcel is already zoned Industrial and will remain unchanged.



1/5/26, passed first reading, 7-0.
1/20/26, passed second reading, 6-0 (Randall absent).

Rachel B. Randall, Ward One
Kelly L. Butler, Ward Four
Belinda A. Gerry, At Large

Timothy M. Cowan, Ward Two
Leroy G. Walker, Sr., Ward Five
Jeffrey D. Harmon, Mayor

Mathieu L. Duvall, Ward Three
Adam R. Platz, At Large
Phillip L. Crowell, Jr., City Manager



City Council Ordinance

IN CITY COUNCIL

BE IT ORDAINED, that the City of Auburn amends the Moratorium Ordinance on Needle Exchange Services (Ordinance 06-08182025) as follows:

WHEREAS, pursuant to the Auburn City Charter, the Code of Ordinances, and Maine law at 30-A M.R.S. § 4356, the City Council has the authority to enact and extend moratoria to protect the public health, safety, and welfare of the residents of Auburn;

WHEREAS, the City Council previously adopted Ordinance 06-08182025, imposing a moratorium on the establishment, expansion, or operation of needle exchange services within the City of Auburn while the City reviews and evaluates policy and ordinance options;

WHEREAS, the City Council finds that the establishment, expansion, or operation of needle exchange services within the City of Auburn have significant public health, safety, and community impacts that require careful study and possible amendment of existing ordinances;

WHEREAS, the City Council finds that an extension of the moratorium is necessary to allow sufficient time for municipal staff, the Planning Board, and the City Council to complete its review, evaluate options, and, if necessary, amend the City's ordinances governing needle exchange services;

WHEREAS, in the judgment of the City Council, the foregoing findings constitute a necessity within the meaning of 30-A M.R.S. § 4356;

NOW, THEREFORE, the Auburn City Council hereby ordains that Ordinance 06-08182025 is amended as follows:

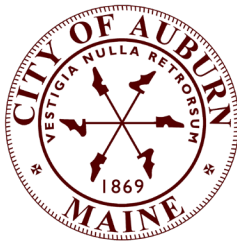
1. **Amendment to Duration.** Section 3 ("Duration") of Ordinance 06-08182025 is hereby amended to read as follows (new language Bolded for drafting purposes only):

3. Duration. This Moratorium Ordinance shall become effective immediately upon its final passage by the City Council ("Effective Date") and shall remain in effect for a period of **180 days from its effective date, and is hereby extended for an additional 180 days (for a total of 360 days from the Effective Date)**, unless extended, modified, or repealed by the City Council.

2. **All Other Provisions Unchanged.** Except as expressly amended herein, all other sections and provisions of Ordinance 06-08182025, including the moratorium imposed and applicability language, shall remain in full force and effect.

Passed first reading, 1/20/26 6-0.

Passed second reading, 2/2/26, 7-0.



City Council Ordinance

IN CITY COUNCIL

BE IT ORDAINED, that THE CITY OF AUBURN adopts a Temporary Moratorium Ordinance on Rent Increases in Mobile Home Parks as follows:

WHEREAS, the City of Auburn has Mobile Home Parks that provide much-needed housing to individuals at or below median income levels;

WHEREAS, the City of Auburn is committed to the preservation of affordable housing within the City;

WHEREAS, rates for rental of Mobile Home Park lots in the City have been increasing rapidly in recent years;

WHEREAS, such increases are beyond the financial means of many mobile home park lot renters;

WHEREAS, many Mobile Home Park lot renters do not have the means or ability to move their mobile homes to alternate locations, which causes a reduction in their bargaining power and their ability to avoid the impact of rent increases;

WHEREAS, residents, especially senior residents, of mobile home parks are uniquely vulnerable to displacement when significant rent increases occur, and significant rent increases create undue hardship for residents through additional relocation costs, stress, anxiety, and the threat of homelessness due to the lack of alternative affordable housing;

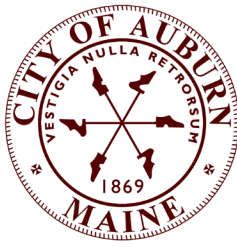
WHEREAS, such lot rental increases may result in some lot renters being evicted and becoming homeless;

WHEREAS, certain Mobile Home Parks may be raising rents in response to the enactment of a State Law, P.L. 2025, ch. 399, An Act to Amend the Laws Governing Manufactured Housing Communities to Prevent Excessive Rent and Fees Increases;

WHEREAS, the City of Auburn does not currently regulate rental amounts or rent increases in Mobile Home Parks to ensure that rents remain affordable; and

WHEREAS, the City of Auburn needs time to study and explore options for addressing rent increases in Mobile Home Parks including but not limited to a potential rent stabilization program to prevent excessive rent increases on Mobile Home Park residents and to ensure that Mobile Home Park owner(s) receive a just and reasonable return on their investment(s).

NOW THEREFORE, the Auburn City Council hereby ordains that the following Temporary Moratorium Ordinance be, and is, enacted:



City Council Ordinance

1. **Moratorium Imposed.** No Mobile Home Park owner or manager may impose or implement an increase of Lot Rent on any person or entity who is a tenant of the Mobile Home Park while this Temporary Moratorium is in effect.
2. **Definitions.** For the purposes of this Temporary Moratorium Ordinance, the terms “Mobile Home Park” and “Lot Rent” shall have the following meanings:

Mobile Home Park—A parcel of land under unified ownership approved by the City of Auburn or otherwise used for the placement of three (3) or more manufactured homes.

Lot Rent—The total amount owed, per month, to maintain a manufactured home, as defined in 10 M.R.S. § 9081, at a Mobile Home Park, including but not limited to any mandatory, fixed charges or fees such as a connection, road maintenance, or recreation fee, but not including utility, telephone or broadband expenses.

3. **Applicability.** This Temporary Moratorium shall prevent the implementation of any Lot Rent increase while this ordinance is in effect, regardless of whether the Mobile Home Park owner or manager previously informed the tenant of its intent to raise the Lot Rent.
4. **Duration.** This Temporary Moratorium shall become effective immediately upon its final passage by the City Council (“Effective Date”) and shall remain in effect for a period of one hundred eighty (180) days from its Effective Date, unless extended, modified, or repealed by the City Council.
5. **Purpose.** The purpose of this Temporary Moratorium is to allow the City sufficient time to study the causes and impacts of rent increases in Mobile Home Parks and to consider and adopt appropriate amendments to the City’s ordinances.
6. **Enforcement.** This Temporary Moratorium shall be enforced by the City of Auburn City Manager or designee.



City Council Ordinance

- 7. Penalties.** Violation of any provision of this ordinance shall be punished by a civil penalty of \$200.00 per offense. Each act of violation and every day upon which any such violation shall occur shall constitute a separate offense. In the event that the City shall prevail in any action to enforce this section, the City shall recover its costs of suit, including reasonable attorney's fees.
- 8. Severability.** If any section, subsection, paragraph, sentence, clause, or phrase of this ordinance is declared invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of the ordinance.

Passed first reading, 1/20/26 6-0.
Passed second reading, 2/2/26, 7-0.