

City of Huntington Beach Mobile Home Advisory Board



2022 Annual Report

2022 ANNUAL REPORT OF THE MOBILE HOME ADVISORY BOARD (MHAB)

Establishment of the Mobile Home Advisory Board

The Mobile Home Advisory Board (MHAB) was created in 1996 to act in an advisory capacity to the City Council in matters pertaining to the mobile home community in Huntington Beach. The Board's purpose is to understand the quality of life of and matters concerning mobile home parks through healthy communication with park owners, manufactured home owners, and the City Council.

Section 4 of the Bylaws of the MHAB states that the Board shall annually report to the City Council on its activities, including the number of meetings held, attendance, and issues considered. The Board is governed by the City's Municipal Code chapter 2.112 and is subject to the open meeting law ("Brown Act").

Council Liaisons

Starting in December 21, 2021, Councilmembers Kim Carr and Dan Kalmick were appointed by the City Council and have served as Council Liaisons to the MHAB throughout 2022.

Board Membership

The MHAB shall consist of nine (9) members for a maximum of two consecutive four-year terms. Membership includes three (3) Huntington Beach mobile home park owners or their designated nominees (who may or may not reside in Huntington Beach); three (3) Huntington Beach mobile home resident owners; and three (3) Huntington Beach independent citizens-at-large who have no affiliation or relationship with mobile home parks.

In 2022, the MHAB members were as follows:

Membership Group	Name	Term Ends
Mobile Home Residents	1. Mary Jo Baretich	August 2024
	2. Carlyne "Carey Jo" Chase	August 2024
	3. Allison Plum	August 2025
Mobile Home Park Owners	1. Chris Houser	August 2025
	2. Vickie Talley	August 2025
	3. Valerie Avilla	August 2024
At Large Members	1. Tim Geddes, <i>Chair</i>	August 2024
	2. Eric Silkenson, <i>Chair Elect</i>	August 2025
	3. Scott Miller	August 2025

Following the City Council's approval of their appointments, the Board welcomed and swore in four members, Valerie Avilla, Carolyn "Carey Jo" Chase, Tim Geddes, and Scott Miller during the April 25, 2022 regular meeting.

Former Chair Don Hart resigned from the Board on March 25, 2022 due to health concerns. Per its Bylaws, Chair Elect Eric Silkenson subsequently served as Acting Chair until Tim Geddes was elected as Chair for the remainder of 2022. Chair Elect Silkenson will assume the Chair role

starting January 2023.

Meetings & Board Attendance

A total of four (5) board meetings including one Special Meeting were held from January 1, 2022 to December 31, 2022 in a hybrid format (both in person and via Zoom) per COVID-19 protocols to facilitate public participation.

Meeting Dates	Attendance
January 24, 2022	8 Members Present, 0 Absent
March 08, 2022 - <i>Special Meeting</i>	7 Members Present, 0 Absent
April 25, 2022	9 Members Present, 0 Absent
July 25, 2022	8 Members Present, 1 Absent (excused)
October 24, 2022	9 Members Present, 0 Absent

Public Participation & Public Comments

Public participation is welcome at all City board, commission and committee meetings. As such, the MHAB has maintained a count of the attendees and public comments made on mobile home matters.

	01/24/2022	03/08/2022	04/25/2022	07/25/2022	10/24/2022
# of public attendance	39 (Zoom only)	36 (In-person: 11 Zoom: 25)	46 (In-person: 36; Zoom: 10)	18 (In-person: 7; Zoom: 11)	63 (In-person: 46; Zoom: 17)
# of public comments	20	20	10	8	23

The following are some of the more frequent public comments themes:

- a) Residents of Skandia Mobile County Estates expressed concerns about the sale of their park to IPG, ensuing rent increases and their impacts on home equity; as well as a national trend of large corporations or investment banks purchasing mobilehome parks.
- b) Residents of Skandia Mobile County Estates and other mobilehome parks advocated for and requested the City Council's support towards placing a ballot measure for a carve out to exempt mobile home parks from Section 803 of the City Charter, which will enable the City to establish a Rent Stabilization Ordinance (RSO).
- c) Many residents, including those from Skandia, expressed their financial difficulties and anxiety as they are on limited fixed income and cannot afford high rent increases.
- d) Some public members stated the Manufactured Housing Education Trust (MHET)'s Rent Assistance Program is restrictive and insufficient to help most low-income, senior residents.
- e) Some shared their concerns regarding various types of retaliation by park owners, and many residents are afraid to speak up against park owners.
- f) Park owners and their representatives contended that the recent park purchase and subsequent property tax increases benefit the City and school districts, asserting that RSO is not a long-term solution.
- g) Additional groups such as the Western Manufactured Housing Communities Association (WMA) and the MHET also advocated against rent control.

Staff Liaisons and Involvement

Grace Yoon-Taylor, Principal Administrative Analyst at the City Manager's Office served as Staff Liaison and Secretary to the Board. Travis Hopkins, Assistant City Manager also attended all 2022 MHAB meetings to provide guidance and staff support.

Staff provided all new members with onboarding materials, including but not limited to the City's policies, regulations, member roster, and an updated list/map of 18 mobilehome parks. Staff also developed a new MHAB member manual that outlines roles and responsibilities and useful information about City policies, procedures, and resources such as the Parliamentary Procedure at a Glance, User's Guide to the Brown Act, and Huntington Beach Code of Ethics. As a go-to resource guide, this manual was electronically shared with the entire Board on August 18, 2022.

Written Complaints by Citizens and/or request for Board assistance

- May 3, 2022 – One resident contacted the City requesting information about the MHAB meetings and resources. City staff provided information about the MHAB's Mobile Home Park Dispute Resolution Procedure and also directed the resident to contact the CA Department of Housing and Community Development's Mobilehome Assistance Center regarding issues with the park management.
- August 23, 2022 – Another resident contacted the City regarding the resident's space lot being modified due to the shed from the next lot. City staff provided this person with resources of the CA Mobilehome Assistance Center to submit formal complaints.

MHAB Actions and Activities

- ***Special Speakers and Presentations***

MHAB invited the following speakers and industry experts to provide useful resources related to the City's mobilehome community. Copies of presentations are available to the public through the City's MHAB webpage.

April 24, 2022

Vickie Tally, Executive Director of the Manufactured Housing Education Trust (MHET) and MHAB park owner member made a presentation about the MHET Rent Assistance Program including its eligibility and application/selection process.

July 25, 2022

Bruce Stanton, Corporate Counsel of the Golden State Manufactured-Home Owners League (GSMOL) spoke about GSMOL Resources & History of Rent Stabilization Ordinances in California

Steve Holtz and Charles Kovac from Community Development Department presented the proposed framework for the City's Senior Mobilehome Rent Assistance Program.

October 24, 2022

Steve Holtz, Deputy Director of Community Development Department presented the City's Housing Policy and Regional Housing Need Assessment (RHNA) including the review of the Senior Mobile Home Park Ordinance.

- **Ad-hoc Subcommittees Activities**

The Community Education Ad-hoc Committee, comprised of three Board members (Pham, Plum, and Talley) dissolved after completing the task of developing an educational postcard to the mobilehome community in March 2022. The City Manager's Office completed the design, production, and direct mailing of MHAB postcards to a total of 2,955 mobilehome addresses.

The Bylaws Review Ad-hoc Subcommittee met two times internally and also met with City staff on October 18, 2022 to discuss recommended changes to the existing bylaws.

- **Senior Resource Fair**

In response to the public's concerns regarding the detrimental impact of rent increases on low-income, senior mobilehome owners, the City Council directed City staff to plan and host an one-day senior resource fair directed towards both low-income seniors and mobilehome residents on February 25, 2022. The MHAB offered ideas and suggestions to City staff and ~~in making this successful and also hosted a table~~ some board members attended the Fair including tables hosted by GSMOL and MHET at the fair on April 2, 2022 held at the Senior Center in Central Park.

- **Support to the Amendment to City Charter 803.**

On April 25, 2022 meeting, the Board voted to request the City Council to place a measure on the November 2022 General Election ballot that would exempt mobile home parks from City Charter Section 803 - Property Rights Protection Measure (a 5-4 vote).

Charter Section 803 is a provision prohibiting the City from mandating *"the price or other consideration payable to the owner in connection with the sale, lease, rent, exchange or other transfer by the owner of real property."*

- **City's Senior Mobilehome Rent Assistance Program**

On July 25, 2022 meeting, City staff from Community Development presented a framework to establish a Tenant-Based Rent Assistance (TBRA) specifically for senior mobile home residents. As requested, the Board provided its input and feedback to City staff on the program design and voted to support the proposed TBRA program and advise Council to appropriate funds each year to continue the program.

On November 1, 2022, the Mobile Home TBRA program was approved by the City Council.

MHAB Recommendations and Work Plan for 2022-2023

The following expenses (excluding general staffing and administrative support from the City Manager's Office) were incurred in 2022.

- Community Outreach Postcard Mailing Campaign was designed to increase community participation in MHAB meetings and share valuable information about MHAB. The City incurred a one-time cost of \$1,039.78 for design/printing, data processing, and postage, which was covered by the City Manager's Office FY2021-22 operational budget as a one-time expense.

- Senior Resource Fair – Costs related to promoting and coordinating event logistics were covered by the Community & Library Services Department – Senior Center’s FY21-22 operational budget as a one-time expense.

The MHAB requests the following plans for 2023:

~~To be determined.~~

1. Proactive marketing and outreach initiatives to provide consistent information to the mobilehome community (for example, postcard mailing similar to the campaign done in 2022). The MHAB requests at least \$3,000 to be included in the City’s Fiscal Year 2023-24 Budget.
2. A Mobilehome Market Study to be conducted for Huntington Beach by an independent, third party research firm.

Respectfully submitted by Staff Liaison Yoon-Taylor

Reviewed by Chair Eric Silkenson

Approved by the Mobile Home Advisory Board on **January 23, 2023** Meeting