



MINUTES

MOBILE HOME ADVISORY BOARD

City of Huntington Beach

MONDAY, October 24, 2022
5:00 PM – Regular Meeting
Civic Center Lower Level B8 & Zoom

Call to Order at 5:07 PM by Chair Geddes

Roll Call

- Present: Silkenson, Avilla, Baretich, Chase, Houser, Geddes, Miller (present after 5:45pm), Plum, Talley
- Absent: None.
- Council Liaisons: Carr (present until 6pm), Kalmick (present until 5:30pm)
- Staff Liaisons: Hopkins, Yoon-Taylor

Public Attendance and Comments (3 minutes per speaker)

A total of 63 people attended the meeting in person (46) and via Zoom (17), 23 of whom spoke during Public Comment.

1. *Amory Hansen*, a Council candidate, expressed his support to the Charter 803 Amendment and Rent Stabilization Ordinance (RSO).
2. Arthur Estrada, a member of HB Mobile Home Resident Coalition (MHRC), spoke about the issues of rent increases by corporate owners throughout the City and its negative impacts on a large member of mobilehome residents.
3. *Ada Hand*, a Del Mar Estate resident, spoke about the importance of conducting a market rate study and requested to agendaize it for the Board's discussion.
4. *Joanne Caiazzo* expressed her concern about not having audio system in the meeting room for seniors and those with hearing problems. She also added her concerns about the rent increase and financial instability that many are experiencing.
5. *Jayme Markle*, a Rancho Huntington Beach resident, spoke about the 7% rent increase and over last eight years, her rent has increased from \$1,800 to \$2,600 per month. She also raised concerns about her senior park being converted to the family park.
6. Linda Nelson stated that her rent increased \$89 per month, while her social security income only increased by 1%, expressing her support towards RSO.
7. *Gina Alexander*, a MHRC member, expressed her support to the RSO and the City's addressing financial difficulty among senior mobile home residents.



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8. *Cheri Cocagne* expressed her support to the RSO and the City's addressing financial difficulty among senior mobile home residents.
9. *Jim Geiger* expressed his support towards the market rate study.
10. *Carol Rohr*, a MHRC member, thanked Council Liaisons who attended this meeting. She stated that the MHAB should be taken seriously by the City Council and be provided an opportunity to offer input to a space rent assistance program for the destitute mobile home residents.
11. *Donna Murray* expressed her support for the RSO and the City's addressing financial difficulty among senior mobile home residents.
12. Additionally, following speakers stated their support to the statements made by previous speakers: *Mark Steele, Darlene Wilson, Patricia Taylor, Suzan Neil, Bobbi King, Stuart Blake, Charlene Vejr, Doha Rushing, Ohen Searay, Izamar Ramos, Jocelyn Stepert-Emerson, Jessica Copplinc.*

Approval of the July 25, 2022 Regular Meeting Minutes

MOTION: Moved by Baretich, seconded by Plum to approve the July 25, 2022 Regular Meeting Minutes as presented.

The motion carried by the following vote, 9-0-0:

AYES: Avilla, Baretich, Chase, Houser, Geddes, Miller, Plum, Silkenson, Talley
NOES: None.
ABSENT: None.

Presentation / Training

1. Presentation: Review of Huntington Beach RHNA and Housing Element Update Related to Mobile Home Parks by Community Development Department

Steve Holtz, Deputy Director of Community Development and Nicolle Abe, Senior Administrative Analyst presented the City's Housing Element and Regional Housing Needs Assessment (RHNA) allocation.

To be certified by the State (CA Dept. of Housing and Community Development – HCD) and in compliance with the law, Huntington Beach was required to identify sites appropriate to accommodate the City's RHNA allocation, which is over 13,000 units



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from 2021 through 2029 for various income categories. This statewide effort is to address current housing crisis in the State by increasing housing inventory for all income levels.

Holtz stated that the City's proposed Housing Element simply determines where more housings could be built; it is up to property/land owners and private developers to build more housing within the allowed areas.

Affordable Housing units must meet the following criteria: new construction during the 2021-2029 plan period, deed restricted affordable units at a specified income level, and affordable for a specified time period (typically 55 years).

Existing mobile home parks are not identified in the Adequate Sites Inventory to accommodate the RHNA. The current and draft new Housing Element includes policies specific to mobile home parks, which encourages preservation of the existing mobile home communities in the City and enforcement of the mobile home conversion ordinance.

See **Attachment A** for the PowerPoint presentation slides.

**2. Presentation: Review of the Senior Mobile Home Park Overlay by
Community Development Department**

Steve Holtz, Deputy Director of Community Development presented information about Chapter 228 of the HB Zoning Code, which established the Senior Mobile Home Park Overlay that applies to 10 senior mobile home parks as of August 2013.

A question was asked about how the City enforces the Senior Overlay Zone. Holtz responded that there is no proactive enforcement by the City at this time; however, upon receiving reports of any potential violation, the City may investigate with support from the City Attorney's office.

See **Attachment B** for the PowerPoint presentation slides.

Annual Report Process

Chair Geddes stated that last year's annual report preparation process caused some confusion and it would be helpful to clarify specific roles and process.

Talley reminded the Board that this was settled in 2021 when the staff prepared the report per the outlined bylaws and recommended the following the same procedure this year.



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Staff Liaison Yoon-Taylor reminded the Board that the content of the annual report should be followed by the existing bylaws. After the Board's approval, the annual report will be submitted to the City Council for consideration.

MOTION: Moved by Geddes, seconded by Miller to approve the annual report process that City staff, working with Chair and Chair Elect, to prepare a report annually and submit it to the Board for their review, discussion, and approval.

The motion carried by the following vote, 6-3-0:

AYES: Baretich, Chase, Geddes, Miller, Plum, Silkenson

NOES: Avilla, Houser, Talley

ABSENT: None.

Committee Reports:

Update from the Bylaws Review Subcommittee (ad hoc)

Houser reported that the Subcommittee members have met twice to discuss and make recommended changes to the bylaws, and that they also met with City staff on October 14, 2022.

Chair Geddes suggested this agenda item be moved to the January meeting and there was agreement from the Board to continue this item.

Agenda Items for Future Consideration

Per the Board's suggestion, City staff prepared and presented a list of suggested agenda and presentation topics. The list also included information about previous presentation topics in a chronological order. The Board agreed on the following items to be agendized for January 2023 meeting:

- MHAB Annual Report
- Mobile Home Market Study
- Update from the Bylaws Review Subcommittee
- Election of the Chair Elect

It was suggested to move the proposed presentation of "how to purchase your mobile home parks as a resident group or through nonprofits" to the April 2023 meeting.



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However, there was not consensus of the Board on this. Some members expressed the view that if the mobile home owners are complaining about not being able to afford the rent, there is no way they could afford to buy the park.

Board Comments

- **Chase**
Housing policy has loopholes; mandating only 10% of new development to affordable units is not simply sufficient to address the City's current housing crisis. "In lieu" fees of \$200K is outrageous as it only benefits developers. Even the newly proposed Housing Overlay with 20% affordable unit allocation requirement is not enough.
- **Plum**
A large number of mobile home community members are being negative affected by housing insecurity.
- **Miller**
Miller reminded the Board that MHAB is here to make a difference for all sides. There are State mandates that the City has no/little control over. The MHAB should focus on what we can actually do together on a city level, and make the Board relevant and useful to the City/City Council.
- **Geddes**
Chair Geddes stated that composition of any MHAB subcommittees should have representatives from all sides (park owners, resident homeowners, and at-large members). He also recommended to have a 3-hour meeting limit, and thanked everyone for this year's efforts.
- **Silkenson**
Chair Elect Silkenson stated that the Board should assist the City to implement a program to help those in true need. However, applying a blanket RSO for all mobilehome owners may not be fair. There are segments of the mobilehome owners are financially better off and do not need help.
- **Baretich**
Baretich suggested a speaker, David Loop, Esq., GSMOL VP of Resident Owned Mobile Home Communities, as a potential speaker for resident-owned communities. She also reported that Chapman University would be no longer available to do a potential market study. If the project were to be approved, she suggested contacting California State University-Fullerton (CSUF).



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- Talley
Talley reminded the Board that the City's Mobilehome Tenant-based rental assistance/subsidy program for qualified, low-income mobilehome owners will be available to qualified, needy residents and this was a huge step in response to residents' complaints about rent.

Staff Comments / Distribution of Information

- The City published and distributed an information pamphlet outlining Election activities Do's and Don't. Yoon-Taylor said she would resend it to the Board.

Adjournment

Motion to adjourn was approved unanimously and the meeting was adjourned at 7:16 PM by the Chair. The next regularly scheduled meeting will be on January 23, 2023 at 5:00PM.

Respectfully submitted by Staff Liaison Yoon-Taylor

Approved by the MHAB at the [Date, Year] meeting.