



**MINUTES**  
**MOBILE HOME ADVISORY BOARD**  
City of Huntington Beach

**MONDAY, January 23, 2023**  
**5:00 PM – Regular Meeting**  
Civic Center Lower Level B8

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**Call to Order** at 5:05 PM by Chair Silkenson

**Roll Call**

- Present: Silkenson, Avilla, Baretich, Chase, Houser, Miller Plum, Talley
- Absent: None.
- Council Liaisons: Van Der Mark (present)  
McKeon (present until 7pm)
- Staff Liaisons: Hopkins, Yoon-Taylor

**Public Attendance and Comments (3 minutes per speaker)**

A total of 12 people attended the meeting in person, 7 of whom spoke during Public Comment.

1. *Amory Hanson* requested his last name's spelling to be corrected on the minutes.
2. *Jamie Markle*, Rancho Huntington Beach resident, stated that her space rent increased to \$2,560, which is one of the highest mobilehome rents in the City and expressed her support to the Rent Stabilization Ordinance (RSO). She also requested assistance with the Mobile Home Tenant-based Rent Assistance (MHTBRA) program application.
3. *Ada Hand*, a Del Mar Estate resident, spoke about the importance of conducting a market rate study to get statistically valid, reliable data about the mobile home parks by an independent research agency such as AdvanceOC.
4. *Melaine Redd* expressed her concerns related to rent increases.
5. *Arthur Estrada*, a Skandia resident, expressed his support for the RSO by letting voters decide on this issue.
6. *Anne Marie*, a HB resident and real estate agent, stated that park owners and management firms took advantages of the Covid19 relief funding, which did not benefit mobilehome residents. Instead, owners raised their rents to 6-8%.

**Approval of the October 24, 2022 Regular Meeting Minutes**

**MOTION:** Moved by Plum, seconded by Silkenson to approve the October 24, 2022 Regular Meeting Minutes as amended.

The motion carried by the following vote, 8-0-0:



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

**Election of the Chair Elect**

Chair Silkenson thanked former Chair Tim Geddes for his service to the MHAB and moved to elect the at-large member Scott Miller for Chair Elect position. City staff reminded everyone that per the bylaws, only at-large members are eligible for Chair and Chair Elect positions.

**MOTION:** Moved by Silkenson, seconded by Chase to elect Scott Miller for Chair Election position.

The motion carried by the following vote, 8-0-0:

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

**MHAB 2022 Annual Report**

Chair Silkenson solicited feedback on the 2022 Annual Report put together by staff.

~~Talley~~Tally requested to separate those who attended and made public comments via Zoom and in-person on page 3. Plum stated the Senior Resource Fair was not really geared towards mobilehome residents and the MHAB did not host a table. Plum requested the description to be corrected as such on page 5.

There were discussions related to the Board's 2023 plan. Miller contended that there are no/little thing the Board can do for rent issues at this time; instead, the Board should work together to come up with projects that can be useful to the City.

**MOTION:** Moved by Baretich, seconded by Plum to approve the 2022 Annual Report as amended.

The motion carried by the following vote, 8-0-0:

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



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**Mobilehome Market Study**

Member Baretich and Ada Hand made a brief presentation to provide background information about the 2002 Mobile Home Market Study and some recommendations.

**MOTION:** Moved by Silkenson, seconded by Chase to recommend the City to conduct a mobilehome market study for Huntington Beach.

The motion carried by the following vote, 5-3-0:

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

NOES: Avilla, Chase, Houser, Talley

ABSENT: None.

**New Rules – Composition of Subcommittees**

**MOTION:** Moved by Silkenson, seconded by Chase to approve a new rule that any subcommittees of the Board shall have an equal representation from each group (i.e. 1 park owner, 1 resident, 1 at-large member).

The motion carried by the following vote, 8-0-0:

AYES: Avilla, Baretich, Chase, Houser, Miller, Plum, Silkenson, Talley

NOES: None.

ABSENT: None.

**Committee Reports:**

**Update from the Bylaws Review Subcommittee (ad hoc)**

**MOTION:** Moved by Plum, seconded by Chase to discuss the composition of the bylaws ad-hoc subcommittee at the next April meeting.

The motion carried by the following vote, 8-0-0:

AYES: Avilla, Baretich, Chase, Houser, Miller, Plum, Silkenson, Talley

NOES: None.

ABSENT: None.

City staff was asked to send the current bylaws and previous report by this committee to the entire Board prior to the April meeting for discussion.

**Agenda Items for Future Consideration**

From the list of agenda items that were previously discussed, the Board agreed on the following items to be agendized for April.



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- How to purchase/own mobilehome parks as a resident group or through nonprofits – some presenters/speakers were recommended.
- The Bylaws Review Subcommittee

### **Board Comments**

- Baretich  
Baretich suggested a potential speaker for presentation regarding resident-owned communities. There are a great deal of funding opportunities.
- Avilla  
No comments.
- Talley  
Talley distributed copies of the 2023 Mobile Home Residency Law (MHRL) to everyone in attendance and encouraged them to review and familiarize themselves with them. She also mentioned she would distribute the MHTBRA flyers to her network of park owners to post it at their clubhouses.
- Plum  
Housing affordability and homelessness is a complicated problem to address and we need to pursue creative, innovative solutions. Plum also suggested creating an ad-hoc subcommittee to provide support to the City regarding the MHTBRA program.
- Chase  
Chase contended that even though the MHAB may not able to help rent issues due to the charter restriction, it is so important for the Board to listen to their concerns and serve as a place for mobilehome community members to come together.
- Houser  
Houser welcomed new Council Liaisons and thanked them for attending the meeting.
- Miller  
Miller stated that the MHAB should focus on what we can actually do together on a city level.
- Silkenson



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Chair Elect Silkenson believed that the **MHAB** ~~MHAS~~ provides added value to the City. As the at-large member, he would try to stay neutral and focus on what is the best for the City.

**Staff Comments / Distribution of Information**

- Yoon-Taylor distributed flyers of the Mobilehome TBRA (Tenant-based Rent Assistance) program and shared information on how to apply.
- Yoon-Taylor reminded Board members about upcoming citywide onboarding training for Boards, Commissions, and Committees on February 16 at the Civic Center, which will covers the Brown Act, California Public Records Act, and other important information.

**Adjournment**

Motion to adjourn made by Silkenson and seconded by Plum was approved unanimously and the meeting was adjourned at 7:35 PM. The next regularly scheduled meeting will be on April 24, 2023 at 5:00PM.

*Respectfully submitted by Staff Liaison Yoon-Taylor*

*Approved by the MHAB at the **April 24, 2023** meeting.*



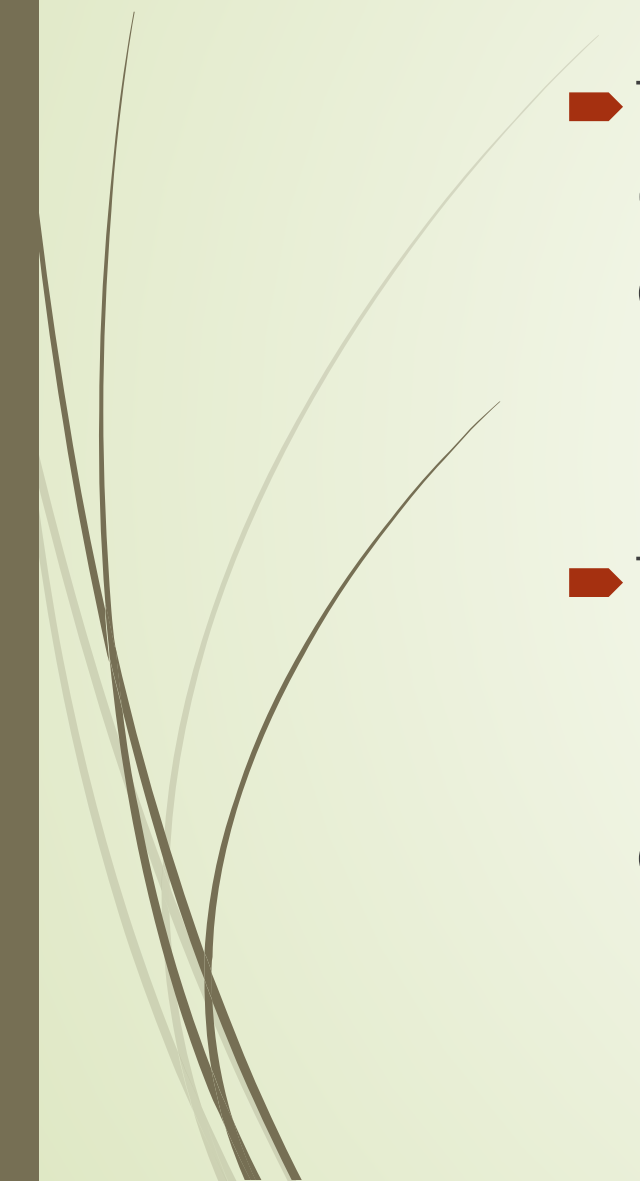
# Market Study Proposal

Presented by Member Mary Jo Baretich to  
the Mobile Home Advisory Board

January 23, 2023



# 2001-02 Mobile Home Market Study

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- The Huntington Beach City Council authorized CSU Fullerton researchers to conduct a comprehensive, timely, and efficient study of mobile home parks in the city.
  - The underlying purpose was to provide knowledge about vulnerable senior and family populations in Huntington Beach and to contribute to a revised Housing Element.





The 2002 Report provided full information on  
Mobile Home conditions and issues.

**MARKET STUDY OF MOBILE HOMES  
IN HUNTINGTON BEACH**

SURVEY OF MOBILE HOME PARKS AND MOBILE HOME  
RESIDENTS IN HUNTINGTON BEACH AND A SURVEY OF  
MOBILE HOME PARKS IN ORANGE COUNTY

**FINAL REPORT**

Submitted to

**CITY OF HUNTINGTON BEACH**  
Economic Development Department  
Huntington Beach, California

By

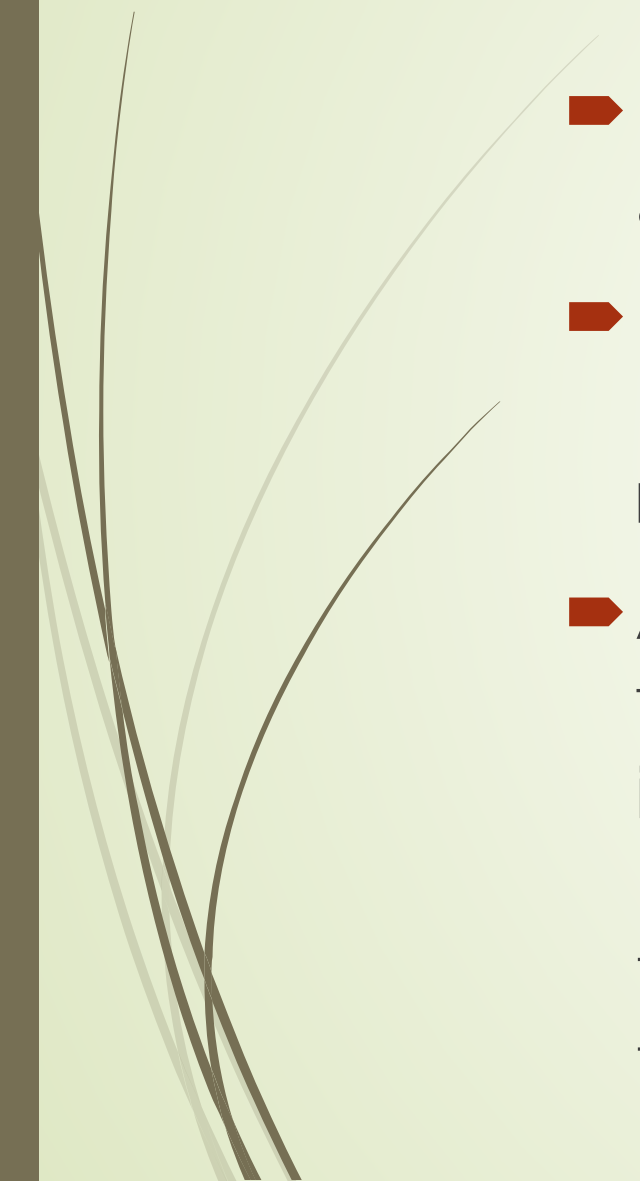
Center for Demographic Research  
California State University, Fullerton  
Fullerton, California 92834

February 2002






# Need for a New Market Study

- MHs are America's rare form of non-subsidized affordable housing.
  - MH resident-owners own or are paying a mortgage on their homes but also pay space rent to park owners.
  - An increasing number of park owners are hedge fund operators, conglomerates, and Wall Street investors, not the mom & pop owners of the past. These investors expect a high return on their investment – even in economic downturns they are making 20-40% profit.
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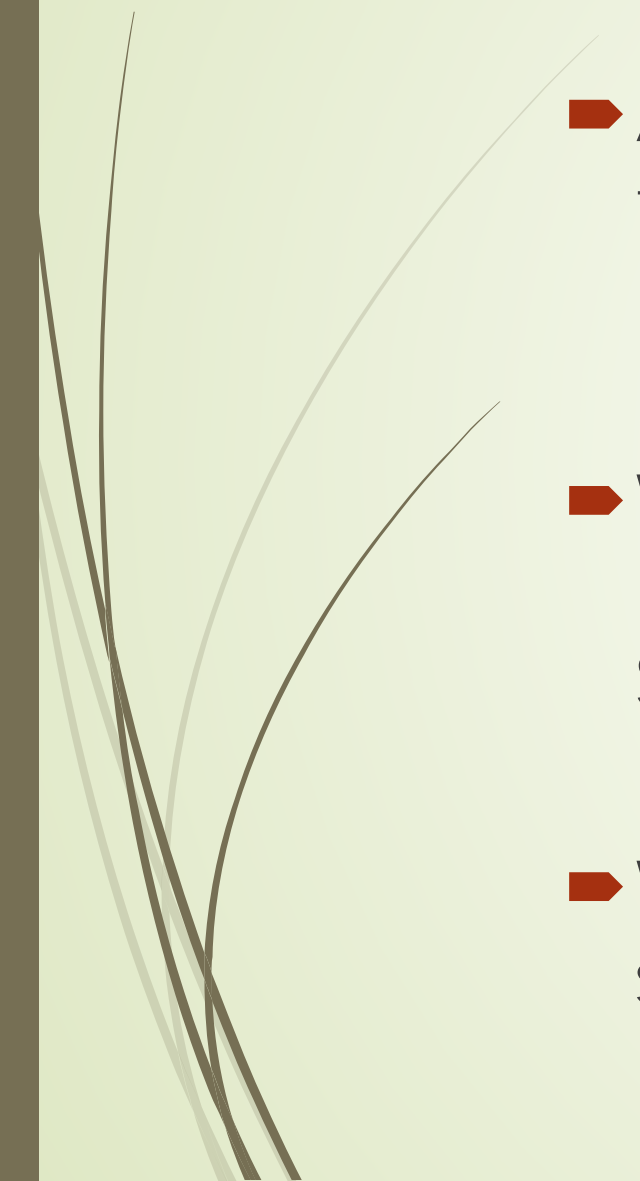


## Need for a New Market Study, con't

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- To justify large rent increases, these predatory park owners have offered inflated and informal "market studies" using only the highest cost MH parks, condos and apartments,
  - MH park owners in Huntington Beach ask for a new Market Study to get updated information on the 7000+ residents and their 17 MH parks so decision-makers have a better understanding of this constituency.



# Steps Taken Thus Far

- 
- Ada Hand & I met with city staff in 2022 and talked with researchers at Chapman, CSU Fullerton & UCI about potential interest.
  - We offered recommendations for data sets to be added or deleted from the 2002 Market Study.
  - We received a credible offer to conduct the study.

# Possible Researchers

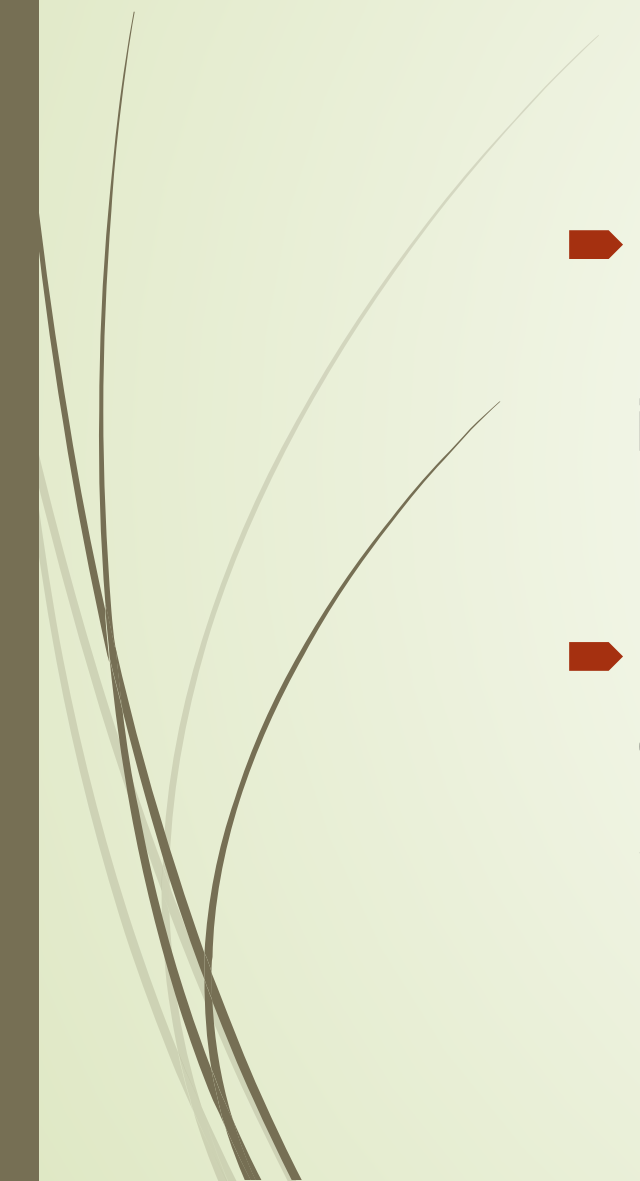
- If approved by the Council, the City is required to go through its appropriate procurement procedure to select an external vendor/researcher(s).
- Chapman University
  - is willing to consider the project, if they can free up staff time.
  - Chapman's research would cost in excess of \$40,000 and would take about two years to produce a report.
- AdvanceOC, a non-profit that offers comprehensive research on equity in OC has offered to do the research and issue a report.
  - AdvanceOC is willing to conduct research and produce a professional report for \$10,000.

## Possible Researcher, con't

- AdvanceOC could offer the market survey in five languages. It could be conducted with a QR code and a computer.
- Resident-owners without computer access could have one provided at a public meeting in each MH park, assisted by residents with computers. Because responders would not enter their contact info, there would be no issue with website security.
- AdvanceOC could produce the report within one year.



# Follow-Up

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- I propose to offer the services of myself and Ada Hand to finetune the required data sets, with input from Mr. Zelinka's staff.
  - I move that the MHAB recommend the City Council fund the new Market Study in 2023 for \$10,000 and direct City staff to initiate the process.