



## CITY COUNCIL MOBILE HOME ADVISORY BOARD

**Minutes from October 25, 2021**  
City Hall Lower Level Room B-8 and Zoom Meeting

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**Call to Order at 5:04 PM**

### **Roll Call**

- *Present: Hart (via Zoom, joined after the roll call due to technical issue), Baretich, Bleiweiss, Pham, Plum, Talley (via Zoom)*
- *Absent: Houser, Silkenson (both excused)*
- *Council Liaisons: Mayor Carr (present via Zoom until 6pm due to the Special Council Meeting); Councilmember Posey absent*
- *Staff Liaisons Present: Jun, Yoon-Taylor,*
  - *Travis Hopkins, Assistant City Manager was present until 6pm*

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

- *Tim Geddes emphasized the importance of community education for the HB mobilehome community. He advocated for a direct mailing outreach program through USPS being the most effective way.*
- *Carol Rohr, president of the Skandia Mobile Country Club MHP HOA, shared that the mobilehome park residents are united to raise concerns that the equities in our homes are dropping dramatically and rents are increasing at a rate that none of the Skandia residents can afford.*
- *Charles W. Zerkle, a veteran and senior who cannot walk, stated that with anticipated rent increase, he was afraid to be out on the street and become homeless.*
- *Mil Evans stated that what is happening at Skandia is all about corporate greed. He and his wife worked for their whole lives. Like other advanced countries like Canada, the City should take care of seniors and veterans. These rent increases will cause more homelessness.*
- *Sheryl Engstrom stated that many of them are on the fixed income. They are very concerned for people here with health concerns and we are scared of changes to come.*
- *Judith Anderson, a 25+ year resident, stated that she relies on social security income and does not want to be a burden on my children.*
- *John F. Hennessy, a 30+year resident, stated that he is one step away from being out on the street with this anticipated rent increase.*



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- Wayne Thornton, a 6-year resident, shared that they recently spent about \$15K on remodeling and home improvement and finally have a lovely place to live for the rest of our lives but are on a fixed income / social security.
- Gene & Jane Hults stated that Gene is a 24-year resident, senior, and retired military vet. When they first moved to Skandia, the rent was \$409, and now it is over \$1K. Jane, Gene's wife, stated that it was family-owned park initially so there was a trust (between residents and park owners). There is \$750 monthly rent increase for new residents. They stated that they cannot afford these rent increases and have nowhere else to go.
- David & Donna Reynose, a 3-year mobilehome resident couple, stated that they wish to live and retire here in HB. They are on fixed disability benefit income but the new owner wants to kick us out.
- Terry & Cathy Brewer, a 6-year mobilehome resident couple, stated that they want to retire in an affordable place for seniors. Terry is also a vet and has lived in HB for almost 50 years. Skandia neighbors are wonderful people who need help. Cathy also raised the issue of the home value when selling and put them in a difficult predicament.
- Cathie Evans, a 7.5 year-resident with her husband, Mil, shared that she wanted to bring up a different issue of the declining home value for the mobilehome owners. She explained that two potential buyers backed out due to the new high rent. They are concerned that their home values would continue going down.
- Ada Hand stated that she has attended many MHAB and city meetings in the past and is aware of rent-related complaints from at least three different parks. She asked what the city procedures are to address such concerns. The City of Santa Ana just passed the ordinance on rent control and eviction protections. A majority of mobilehome residents are seniors and voters. She urged the City to provide support to this community.
- Gene Alexander, a 6-year resident, shared that she purchased her mobilehome because the park was owned by a private owner. The new monthly rent at Skandia is higher than the market rate and Skandia is without much amenities.

### **Approval of the July 26, 2021 Minutes**

- Moved by Hart; seconded by Talley; approved by all.



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### **Member Vacancy**

- *Chair Hart announced that there is one vacancy for park owner membership. Those interested can go to the City website to apply online.*

### **Officers Election**

- *Per the MHAB bylaws, the Board elects the officers (the Chair and Chair Elect) only from the at-large members for a one-year term.*
- *Board Chair position: Hart was nominated by Baretich and seconded by Plum. Pham was nominated by Talley and seconded by Bleiweiss. Plum, Baretich, Bleiweiss, and Pham voted for Hart for the Chair position. Talley voted for Pham. Hart was reelected to continue his current position as the Chair of the MHAB.*
- *Board Elect position: Pham was nominated by Talley, seconded by Plum and voted unanimously for the position.*
- *The Chair Pro-Tempore position: in the event of absence of the Chair and Chair Elect, their third independent member (Silkenson) will serve this role.*

### **2021 Annual Report**

- *Chair Hart reminded everyone that the MHAB is tasked to prepare and submit an annual report to the City Council about the Board's activities. Chair Hart asked if there were any comments or suggestions in this effort.*
- *The Officers will work on this report and circulate to the Board for any input.*

### **Review and Update of the Bylaws**

- *With the Board's approval (motion by Hart, seconded by Baretich, and approved unanimously), Chair Hart tabled this item discussion to the end.*

### **Mobilehome Park Outreach Program**

- *Plum shared her concerns that a large number of mobilehome community members are not aware of the existence and activities of the MHAB and common issues affecting them. She further elaborated about common challenges for community members, especially seniors, to attend and participate in the MHAB meetings such as access to the Internet, unfamiliarity of technology, limited roles of the park manager or the clubhouse. Thus, Plum recommended that the MHAB work with the City to establish an outreach program with direct mailing.*



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- *Baretich spoke that the MHAB should request a budget of direct mailing as a part of education and outreach efforts. Posting notices at the Club House is not effective. Event with Zoom option, there has been low participation.*
- *Yoon-Taylor briefly reported that the estimated cost of one-time direct USPS mailing to approximately 3,000 mobilehome residents would be \$2,500 to \$3,000 not including staff time and labor cost.*
- *Yoon-Taylor also mentioned that the public notices / agendas of all the City Board and Commission meetings are being made available on the City website, City Hall's public bulletin, and public libraries. No direct mailing, so if approved, this would be an exception.*
- *Talley agreed with Baretich that education is important. Previous chairs and members of the MHAB made tremendous outreach efforts in the past and the MHAB should continue its efforts.*
- *Talley inquired if Chair Hart sent a letter to the Council on behalf of the MHAB regarding this matter without discussing first. Both Chair Hart and Yoon-Taylor clarified that the Chair's letter highlighting the need and purpose of the direct communication / mailing with residents had been sent only to the City Manager's Office / Staff and that it was presented as a supplemental item to help with the Board's discussion.*
- *An ad-hoc Subcommittee, comprised of Plum, Talley, and Pham, was formed to discuss the timing and content of the letter campaign / USPS mailing about the MHAB activities to all residents at 18 mobile home parks in the City, as well as other community outreach and education opportunities.*

### **Revision of the Mobile Home Park Dispute Resolution Procedure**

- *Chair Hart mentioned that the City / the MHAB has a Mobile Home Park Dispute Resolution Procedure, but it warrants some updates.*
- *Yoon-Taylor made a brief presentation about proposed changes. The revision of the procedure was also provided as Supplemental Item 3 in the Agenda packet. Yoon-Taylor emphasized that the MHAB cannot mediate or offer any legal advice. This procedure should act as a guide to facilitate discussions by connecting the parties to various City staff or resources.*
- *Chair Hart wanted to be clear that any complainant should take every measure available (e.g. discussing the issue with park manager, reaching out to the city staff or resources, etc.) before approaching the MHAB.*



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- Talley requested City staff to look further into “5. Code Violations” section under “Resources” and to add the Manufactured Housing Educational Trust (MHET) to the list of other resources.
- Baretich moved to approve the revised procedure as presented, except “Resources for Huntington Beach Mobilehome Park Community.” Plum seconded. Passed unanimously.

### **Review and Update of the Bylaws**

- Chair Hart opened the floor for any suggestions and comments regarding the bylaws.
- Talley made suggestions as follows (proposed changes underlined):
  - Section 1-2. Special Board meetings may be convened by written request of a majority of the Board or by City Council Liaisons.
  - Section 3-1. Chair. The Chair shall preside at all meetings and serve as the official spokesperson of the Board if directed by the Board and carry out the decisions of the Board with staff support.
- Chair Hart suggested creating an ad-hoc Committee to look into this further. Baretich and Talley volunteered to be part of this Committee.
- Pham suggested that the MHAB members who were absent might be able to take on this role. Chair Hart will follow up and see if Houser and/or Silkenson can help.

### **Proposed Agenda Items for the Next Meeting**

- Progress Update on 2021 Annual Report
- Ad-hoc Subcommittee Updates (Bylaws, Outreach Program)

### **Board Comments**

- Plum commented that as a HOA Treasurer of her mobile home park, she organized a tour for new at-large members, Pham and Silkenson. She emphasized the importance of educating and providing a proper orientation to new MHAB members and common issues affecting this community.
- Baretich spoke about “2002 Market Study of Mobile Homes in Huntington Beach,” a research survey commissioned by the City and conducted in partnership with California State University, Fullerton – Center for Demographic Research. This report included statistical data about mobile





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*homes such as average housing costs, rent, and demographical information about residents.*

- Baretich also further elaborated that she reached out to CSUF, UIC, and Chapman University to see if any of them would be interested in conducting a similar research survey. Due to the Covid-19 restrictions and timing of their academic schedule, CSUF and UIC cannot commit to this at this time.*
- Plum also shared her frustration about the limitations of what the Board can / cannot do due to the Brown Act. Per her request, Yoon-Taylor explained that the purpose of the Brown Act is transparency and public access to information at its core. It ensures the City conduct the people's business openly and publicly, not behind the door, and allows the people to access information and participate. However, an ad-hoc subcommittee comprised of less than a majority of the Board can meet, discuss, and make any recommendations to the Board without being subject to the Brown Act.*
- Talley suggested that an introduction of each board member (e.g. background) would be beneficial and the MHAB allocate a few minutes to do so at its next meeting. Chair Hart agreed to add it to the January agenda.*
- Talley thanked residents from Skandia Mobilehome Park who participated in the meeting. Talley mentioned that she attended a community meeting held at their clubhouse last Friday and clarified that the new owner's commitment of keeping a monthly rent increase of \$75 for next three years is annual, not accumulated monthly increase. She urged residents not to scare each other with misinformation. A new rent for turnover homeowners ranges over \$2,100.*
- Talley thanked Plum to organize a tour of some of the mobilehome parks. She wants to make a presentation about her organization, Manufactured Housing Educational Trust (MHET) and its Rental Assistance Program at the next Board meeting. MHAB members had no objection to such recommendation.*

### **Staff Comments / Distribution of Information**

- Yoon-Taylor provided each member with a new Board Manual Binder. It contains the MHAB member roster, a list and map of Mobile Home Parks, the City's policies and regulations related to Boards and Commissions, as well as governmental guidelines related to the Brown Act, the Public Records Act, and Rosenberg's Rules of Order.*



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- *Yoon-Taylor also reminded that as a citizen appointee and public official of the City, each MHAB member must take two trainings – AB1234 Public Service Ethics and SB1343 Mandatory Sexual Harassment Prevention Training. These are free and online. Yoon-Taylor respectfully requested the Certification of Completion to be sent to her for the City's records.*

### **Adjournment**

*Meeting adjourned at 7:15pm. The next regularly scheduled meeting will be on January 24, 2022 at 5:00PM.*

*Respectfully submitted by Staff Liaison Yoon-Taylor*