



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

**MONDAY, January 24, 2022**  
5:00 PM – Regular Meeting  
Virtual Meeting via Zoom

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**Call to Order at 5:01 PM**

**Roll Call**

- Present: Hart, Baretich, Bleiweiss, Houser, Pham (left at 6pm), Plum, Silkenon (joined late), Talley
- Absent: None.
- Council Liaisons: Carr and Kalmick (present)
- Staff Liaisons Present: Jun, Yoon-Taylor, Hopkins (present from 5:30 to 7pm)

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

A total of 39 residents attended the meeting via Zoom, 20 of whom spoke during Public Comment.

1. *Jeanne Farrens*, a Skandia resident and senior, stated the rent increase has negatively affected her and support RSO (rent stabilization ordinance) for mobilehome owners/residents.
2. *Dan Pantano*, a Skandia resident and self-employed minister, and his wife support RSO for mobilehome owners/residents.
3. *Cricket Icon 3* (caller ID), a Skandia resident, states that mobile homes are not apartments and asked for rent stabilization.
4. *Ray Scarfield* states that he and his wife Barbara are Skandia residents for 11+ years. He described his recent rent increase and believes the IPG rent survey information is inaccurate. He asked for a “carve out” amendment of the City Charter Section 803 on the November ballot.
5. *Richard Smith*, a Skandia resident and veteran asked for a “carve out” amendment of the City Charter 803 on the November ballot.
6. *Michael and Linda* (caller ID – Sybrandt), veteran and Skandia residents, support RSO for mobilehome owners/residents.
7. *Ada Hand*, a Del Mar Mobilehome Park HOA board member, stated that she submitted a rent comparison chart from 2012 to 2020 as a supplemental communication, mobilehome parks a six out of 17 parks raised their rents. She support RSO (rent stabilization ordinance) for mobilehome owners/residents with 3-5% or CPI whichever lower to stabilizing housing crisis and preventing further homelessness. Additionally, she requested the Board’s support to a research-based market rate study.



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8. *Sherry Engstrom*, a Skandia resident, stated she has limited fixed income and cannot afford high rent increase.
9. *Judy Peterson*, a Skandia resident who relies only on social security and lives on a fixed income support RSO for mobilehome owners/residents.
10. *Cheri Cocagne*, a Skandia resident, stated that many residents are on a fixed income and cannot afford a large rent increase.
11. *Concerned (caller ID)*, a Skandia resident, requests assistance in preserving mobilehome parks as low-income housing option.
12. *Douglas Taylor*, a Skandia resident, is on a limited income and supports RSO for mobilehome owners/residents.
13. *Tim Geddes*, a 37-year resident and former MHAB member/chair, stated that it is urgent and timely for the Board to work together and help affected mobile home owners in the City.
14. *Michael Lugenbuehl*, supports RSO for mobilehome owners/residents.
15. *Caller with 5607*, a Skandia senior states rent increases negatively affect home equity value.
16. *Edward Castro*, spoke on behalf of his father, a Skandia resident, stating a rent increase would make it difficult to afford space rent.
17. *Kathy* stated that her husband, David, cannot afford their increased rent and cannot sell their mobilehome to go to an assisted living facility.
18. *Carol Rohr*, President of Skandia Mobile Country Club MHP HOA, states that rent negotiation with IPG is punitive and the MHAT Rent Assistance Program is restrictive and inadequate. She asked for the MHAB and the City Council's support to put the "carve out" amendment of the City Charter 803 on the November ballot.
19. *Joanne (Caller with 9897)* states that the rent increase of 5% annually compounded on the lease can be cost prohibitive. She concluded that the rent increase should be capped at 3% or CPI or whichever lower.



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20. *Sherine (Caller with 5929)* asked for the MHAB and the City Council's support to put the "carve out" amendment of the City Charter 803 on the November ballot.

### **Approval of the October 25, 2021 Minutes**

- **MOTION:** Moved by Talley, seconded by Houser, to approve the minutes with a correction from "vacant" to "absent" on Page 5. The motion carried unanimously.

### **Member Vacancy**

- Chair Hart announced that there was one vacancy for park owner membership and another for at-large membership, as Chair Elect Terrance Pham is moving to Irvine. Chair Hart thanked Chair Elect Terrance Pham for his service to the Board/the City and Councilmember Carr added her thanks.
- **MOTION:** Eric Silkenson, at-large member, was nominated by Plum, seconded by Bleiweiss, and voted in unanimously as new Chair Elect for a one-year term.

### **Ad-hoc Committee Reports & Project Updates**

#### **1. Mobilehome Park Outreach Program Ad-hoc Committee**

Talley reported that the Committee met in November to discuss their goals/purpose and various community outreach and education ideas. Talley offered design assistance and a contribution towards the printing cost to alleviate the budget impact to the City.

Plum reported that the Ad-hoc Committee recommends a direct mailing campaign (postcard) to each mobilehome residence, including information about MHAB meeting date/place, its mission, phone number and website. She recommends that the Board request a budget to the City Council to cover the printing/mailing cost.

Silkenson asked if any board members or volunteers would be in violation of any laws to visit targeted mobile homes to hand out door hanger or postcard, for example. Baretich clarified that visitors would need the park manager's permission unless they are with park residents.

Plum further stated that her neighbor was assisting her with the design but was not able to send the final design in time for this meeting and requested a special meeting.



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Yoon-Taylor requested that staff review the final draft to double-check the accuracy of the City information before finalizing/publishing.

**MOTION:** Moved by Plum, seconded by Silkenson to call a special meeting to further discuss and decide on this matter. Staff is tasked to coordinate a best date/time that works for a majority of the Board and schedule a special meeting.

The motion carried by the following vote, 5-2:

AYES: Baretich, Bleiweiss, Hart, Plum, Silkenson

NOES: Houser, Talley

ABSENT: Pham (left early and was absent)

**2. Bylaws Review Ad-hoc Committee**

Houser joined Baretich and Talley, making it to a three-member subcommittee. Yoon-Taylor stated that she would follow up with the subcommittee members and provide them with current bylaws, Huntington Beach Municipal Code, and other pertinent document.

**3. Mobilehome Park Rent Market Study Request**

Baretich reported that Ada Hand, a concerned Huntington Beach citizen, and she met with City Manager's office staff (Travis Hopkins and Grace Yoon-Taylor) to share their proposal for the City to consider conducting a comprehensive market study of mobile home parks within this year. This will be similar to one conducted in 2002 by California State University, Fullerton – Center for Demographic Research.

Baretich further stated that Chapman University is interested in this research project or the City can choose to issue a RFP. She stated that this updated market study would contribute to the City as it plan and implement its Housing Element and the CA Master Plan for Aging. She requests the Board that it recommends the Council to support/fund this market study.

Talley inquired what the estimated cost and timeframe would be. Baretich responded that it is unknown but the City staff could look up its financial record from the last study.

Chair Hart stated that it could be a subcommittee, including Baretich, to discuss this matter further with more information.



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**MOTION:** Moved by Plum, seconded by Bleiweiss to include the request of 2022 Mobile Homes Market Study in the Annual Report for the City's consideration.

The motion was carried by the following vote, 4-3:

AYES: Plum, Bleiweiss, Baretich, Silkenson

NOES: Talley, Hart, Houser

ABSENT: Pham (left early and was absent)

**4. 2021 Annual Report**

Hart explained that per the bylaws, the Board, not the Chair alone, is to prepare and submit an annual report to the City Council. Although his draft document was sent to the Board, Hart clarified that he had not been officially designated by the Board to do this. Hart further reiterated that it is up to the Board about what format to follow and content to include.

Yoon-Taylor reminded the Board of what current bylaws indicates. Per the bylaws, the annual report needs to include a number of meetings held, board member attendance, staff support, number of written complaints by citizens and/or request for Board assistance, action/activities by the Board, and review expenses incurred and any recommended budget allocation request for the following year.

Councilmember Carr stated that MHAB is an advisory body to the City Council and it is usually for such body to prepare its annual report, not staff. In their supplemental communication memo, staff recommended creating a subcommittee to tackle this task collectively.

**MOTION:** Moved by Talley, seconded by Houser to have staff prepare the Annual Report following 2014 format as a template for the Board's review and approval.

The motion carried by the following vote, 5-2:

AYES: Baretich, Hart, Houser, Silkenson, Talley

NOES: Plum, Bleiweiss

ABSENT: Pham (left early and was absent)

**Special Reports / Presentation**

**1. 2022 Presentation/Speaker Topic Suggestions**



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Plum suggested codes and inspections related to mobilehome parks by HCD. Talley suggested a presentation about 2022 Mobile Home Residency Law, amendment, and FAQs and recommended Board member Chris Houser as a potential speaker.

Baretich suggested Matthew Weise, Field Operations Manager, Division of Codes and Standards with HCD, as a potential speaker. All board members were invited to send any additional suggestions to staff.

### **2. MHET Rental Assistance Program**

Due to the prolonged meeting, the speaker Talley suggested postponing this to next April meeting. Additionally, she requested agendaizing any presentations at the beginning of the meeting, so that more public can participate after Public Comment and benefit from the information to be shared.

**MOTION:** Moved by Talley and seconded by Silkenson to move the Talley's Presentation to next regular meeting in April. Passed unanimously.

### **Board Comments**

- Silkenson acknowledged many Skandia mobilehome park residents who attended and spoke during Public Comment. He inquired if IPG was invited to this meeting and how they were engaged in this matter. Talley explained that IPG has done a great deal of resident engagement through notices and community meetings with residents.
- Plum expressed her strong support to assist Skandia residents affected by the recent park sale and rent increase, and to urge the Board to consider advising amending the City Charter and establishing a RSO.
- As a veteran and senior himself, Bleiweiss expressed his strong support towards a rent stabilization measure stating that mobilehome park residents are 'shareholders without vote' and need the City's help.
- Talley clarified that MHET Rent Assistance Program is available to everyone who is qualified and there is no delay in application process.

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

- Not applicable.

### **Adjournment**

*Meeting adjourned at 8:15pm. The next regularly scheduled meeting will be on April 25, 2022 at 5:00PM.*

*Respectfully submitted by Staff Liaison Yoon-Taylor*