

DRAFT

**MOBILEHOME ADVISORY COMMISSION**  
**SYNOPSIS OF REGULAR MEETING**  
**OCTOBER 15, 2009**

<b>MEMBERS PRESENT:</b>	Mike Graves Jacquie Heffner David P. Oster	Commissioner—Vice Chair Pro Tempore Commissioner—Arrived at 5:05pm Commissioner
<b>STAFF:</b>	Stephanie Fong Vivian Frelix-Hart Shasta Greene James Stagi Don Ludwig Theresa Ramos	Council Assistant—Departed at 5:35pm City Staff Deputy City Attorney City Staff City Staff City Staff
<b>MEMBERS ABSENT:</b>	Monna S. Lang	Chairperson Pro Tempore—Excused Absence
<b>PUBLIC:</b>	Martha O’Connell Elizabeth Warren Lorie Astwood George Burke	Senior Commission Liaison HOME, Resident, Colonial Manor Park Manager, San Jose Verde California Manufactured Home Owners Resource & Action Association

- (a) **Call to Order/Welcome/Introductions**—Graves opened the meeting with introductions at 5:05pm.
- (b) **Public Comment/Open Forum**—Graves suggested that Commission meetings not exceed two hours. Heffner agreed but remarked that when agenda items require additional time, Commission meetings exceed the time limit.
- (c) **Orders of the Day**—Graves made a motion to defer agenda items **(f)(1) Accept nominations, and elect a Chairperson and a Vice Chairperson** until the next meeting. Oster seconded the motion. The motion passed (3:0).
- (d) **Announcements**  
 Fong announced that Donna Cox, resident representative recommended by Golden State Manufactured-Home Owners League (GSMOL) appointment was approved by the Rules Committee yesterday and will be forwarded to the City Council for approval.
- O’Connell announced that the Senior Commission supports vacancy control at the local and state level. O’Connell also mentioned that social security recipients will not receive a cost of living increase and that will negatively affect security recipients as annual rent increases will continue.
- Graves announced that a member of the public requested that we move the MAC meeting to a lower level floor to accommodate her anxiety of heights and requested from staff to consider another meeting room.
- (e) **Review and accept the August 20, 2009 Synopsis**—Heffner made a motion to approve the August 20, 2009 synopsis. Oster seconded the motion. The motion passed (3:0).
- (f) **Discussion/Recommended Actions**
- (1) **Accept nominations, and elect a Chairperson and Vice Chairperson**—Deferred to the next MAC meeting per motion made by Graves. Oster seconded the motion. The motion passed (3:0).
  - (2) **Discuss and make recommendations to staff regarding the Mobilehome Park Infrastructure Assessment Memorandum submitted by James Stagi**—Stagi and Ludwig provided an Infrastructure Memorandum Summary handout and gave an overview of the options discussed in the Infrastructure Memorandum. The MAC discussed the options and inquired about staff seeking all possible funding sources. Graves submitted a response to the Commission and stated that he was in support of option three (to promote Legislation for Infrastructure Funding). Graves inquired about park owner incentives to participate with the City pointing out that participation already exists through rent control.

Heffner suggested that what if state and/or federal resources were available with a no interest loan but accountability to reserves for an infrastructure upgrade could be available for park owners. Heffner inquired about the unknown referred in the Infrastructure Memorandum Summary handout provided by Stagi and Ludwig.

Heffner made a motion requesting that staff seek stimulus money for solar panels. Graves requested a friendly amendment which was accepted by Heffner to direct staff to seek any and all financial resources including stimulus, state and federal funding for infrastructure improvements and promote legislation for infrastructure funding. Graves seconded the motion. The motion was approved (3:0).

By Commission consensus, Graves will draft a letter to the Director of Housing to direct staff to seek funding sources including stimulus monies and support legislation for infrastructure funding. The draft letter will be sent to staff who will forward to the Commission for review and input.

Public Comment: O'Connell inquired by asking for clarification under option three in the Infrastructure Memorandum dated August 19, 2009 why resident advocacy groups would not support legislation for infrastructure funding. O'Connell commented that there is no current resident Commissioner on the MAC to advocate for residents regarding this issue.

Public Comment: Astwood requested information about concrete removal and replacement contractors.

- (a) **Review and Discuss Memorandum dated August 19, 2009 from Commissioner Mike Graves regarding Mobilehome Park Infrastructure Assessment Memorandum**—By Commission consensus, this agenda item was deferred to the next MAC meeting.
- (b) **H.O.M.E.'s response to Graves Memorandum of August 19, 2009**—By Commission consensus, this agenda item was deferred to the next MAC meeting.
- (3) **Discuss and make recommendations to staff regarding an increase in the number of Commission meetings**—By Commission consensus, this agenda item was deferred until there is a full Commission Board.
- (4) **Discuss vacancy decontrol**—Heffner made a motion to defer agenda item (4) including (4)(a) and 4(b) until the next MAC meeting. Oster seconded the motion. The motion passed (3:0).
  - (a) **Summary of decontrol provisions in the Mobilehome Rent Ordinance**—Shasta Greene—Deferred.
  - (b) **Review and discuss letter dated September 9, 2009 from Martha O'Connell, President, HOME**—Deferred.
- (5) **Review the MAC agenda plan, discuss, and make recommendations**—The MAC reviewed the agenda plan and added the following items: 1) Infrastructure Needs Assessment follow up; 2) Vacancy Decontrol; 3) a letter to the Director of Housing about pursuing legislative funding for infrastructure upgrades.

Public Comment: O'Connell suggested that the MAC have a discussion about hate crimes and hate speech in mobilehome parks. By Commission consensus this topic was added to the agenda workplan.

- (6) **Litigation and ethics update**—Shasta Greene—Greene provided an overview about the litigation between Securities and Exchange Commission v. Ben-Wal Leasing Company, et al., United States District Court for the Central District of California, Civil Action No. CV 09-06223-ODW (FMOx) and a brief summary of Guggenheim v. City of Goleta.
- (g) **Correspondence**
  - (1) **Present the Rental Dispute Fee Exemption Deadline Notice**—Ramos provided an overview of the fee exemption notice that was mailed to all 58 park owners and managers.
- (g) **Adjournment**—The MAC meeting adjourned at 6:30pm.