

DRAFT

MOBILEHOME ADVISORY COMMISSION
SYNOPSIS OF SPECIAL MEETING
DECEMBER 10, 2009

MEMBERS PRESENT:	Monna S. Lang Mike Graves Jacquie Heffner David P. Oster Donna Cox	Chairperson Pro Tempore Commissioner—Vice Chair Pro Tempore Commissioner Commissioner Commissioner
STAFF:	Kansen Chu Stephanie Fong Yvonne Wong Vivian Frelix-Hart Don Ludwig Theresa Ramos	Councilmember Liaison—Arrived at 6:00pm, Departed at 6:15pm Councilmember Chu's Assistant—Departed at 5:45pm Councilmember Chu's Assistant—Departed at 5:45pm City Staff City Staff City Staff
MEMBERS ABSENT:	None	
PUBLIC:	Martha O'Connell Vilcia Rodriguez Melissa Erickson	Senior Commission Liaison City Manager's Office Santa Clara County Executive

- (a) **Call to Order/Welcome/Introductions**—Lang opened the meeting with introductions at 5:05pm. Councilmember Chu welcomed Cox to the MAC and was pleased to have a full-functional Commission. The Councilmember said that he will be discussing with the Mayor a switch of Commissions due to a time conflict recommending Councilmember Nguyen to be the MAC liaison.
- (b) **Public Comment/Open Forum**
Public Comment: Rodriguez and Erickson spoke about the Census 2010 Project and seeking help from the MAC, especially the park owners/managers and residents to get the mobilehome community counted. Frelix-Hart suggested that this issue be agendized.

Public Comment: Graves distributed a letter from Fran Hirsch, a former Landlord Commissioner requesting that the MAC and staff approach and recommend to the City Council to authorize the development of an incentive program to upgrade the infrastructure in all of the San José mobilehome and manufactured housing communities. Graves requested to have Hirsch's suggestion as an agendized item.
- (c) **Orders of the Day**—None.
- (d) **Announcements**—None.
- (e) **Review and accept the October 15, 2009 Synopsis**—Graves made a motion to approve the October 15, 2009 synopsis. Heffner seconded the motion. The motion passed (5:0).
- (f) **Discussion/Recommended Actions**
- (1) **Accept nominations, and elect a Chairperson and Vice Chairperson**—Oster made a motion to elect Lang as Chairperson. Graves seconded the motion. The motion passed (5:0). Oster made a motion to nominate Graves as Vice Chairperson to the MAC. Cox seconded the motion. The motion passed (5:0).
 - (2) **Accept nomination, and elect two representatives to the Joint Budget Sub-Committee**—Oster made a motion to elect Donna Cox to the Joint Budget Sub-Committee and Cox made a motion to elect David Oster as the second representative to the Joint Budget Sub-Committee. Heffner seconded both motions. Both motions passed (5:0).
 - (3) **Discuss Citywide budget update for FY 2010-11**—Frelix-Hart provided the MAC with an update about the Redevelopment Budget and how the Department of Housing budget will be impacted due to the State requiring the Redevelopment Agency to pay \$75 Million. Graves inquired about its impact on staffing. Frelix-Hart responded by stating that the Department programs such as the Rehabilitation Program, New Housing Development, and the First Time Homebuyer Program may be impacted but that the Mobilehome Program will not be affected because it's a cost

recovery program. Frelix-Hart informed the MAC that the City Council will review the Mayor's recommended budget on Tuesday, December 15, 2009 and encouraged the MAC to attend Council meeting.

- (4) **Discuss and make recommendations to staff regarding the Mobilehome Infrastructure Assessment Memorandum**—The MAC continued discussed about the Mobilehome Infrastructure Assessment Memorandum.

Public Comment: O'Connell stated that some parks have implemented a service charge for water billing at \$15 a month. She requested that the MAC have a discussion concerning this issue. Oster requested to agendaize this item as well as to add to the Agenda plan a discussion about websites that are accessible to mobilehome residents as well as other outreach resources.

- (a) **Review and Discuss Memorandum dated August 19, 2009 from Commissioner Mike Graves regarding Mobilehome Park Infrastructure Assessment Memorandum**—The MAC reviewed and discussed every item in the Memorandum.
- (b) **H.O.M.E.'s response to Graves Memorandum of August 19, 2009**—The MAC reviewed and discussed H.O.M.E.'s response. O'Connell stated that her letter is self explanatory highlighting the importance of listening to the mobilehome resident needs. O'Connell asked that the MAC read the court case (MHC Operating Limited Partnership v. City of San José) where the court found that the City's Ordinance was praised for its fairness and ease of operation. She referred to option three as the worst option listed because this option rewards park owners who don't spend money on the infrastructure or do not go through a fair return hearing.

The MAC directed staff to come back with different language about the cost of infrastructure. The MAC requested that staff acknowledge that parks receive a stipend of a certain amount and that some parks have used the stipend towards health and safety. Once staff provides an update to the MAC, it will review and discuss possible options.

- (5) **Discuss and make recommendations to staff regarding an increase in the number of Commission meetings**—The MAC Commission decided to have a special meeting on January 14, 2010 to strategize park meeting discussions with residents to engage in infrastructure discussions. By Commission consensus, the motion passed (5:0).

Public Comment: O'Connell inquired if the community meetings will be subject to the Brown Act. Frelix-Hart replied with a yes adding that the meetings are also subject to the Sunshine Requirements.

- (6) **Review and discuss the MAC agenda plan, and make recommendations**—The MAC reviewed the agenda plan and by Commission consensus, this agenda item will be discussed at the Special meeting in January 14, 2010 (5:0).
- (7) **Review and discuss legislation update about SB 23**—Ramos provided an overview about SB 23 which required park owners to have an emergency plan by September 10, 2010.

(g) Correspondence

- (1) **Present the Mobilehome Rent Ordinance Summary Notice—Theresa Ramos**—Ramos distributed the annual notice to all park owners and managers.

- (f) Adjournment**—The MAC meeting adjourned at 6:47pm.