

Mobile Home Advisory Board [MHAB]

Meeting Notes

February 26, 2007



1. **Call to Order of February 26, 2007 MHAB meeting** Chair Boskovich called the February 26, 2007 MHAB meeting to order at 6:45 PM.

2. **Roll Call**

In Attendance:	Members Absent:	Council Liaisons:	City Staff:
Barbara Boskovich Cynthia Goebel Steve Gullage Daniel Kittredge Mark Porter	Brenda Schock (excused)		Terri King

3. **Approval of the Meeting Notes from the Regular Meeting of January 22, 2007.**

Gullage motioned and Porter seconded approval of the Meeting Notes from the Regular Meeting of January 22, 2007. **The motion passed (5 ayes, 0 opposed, 0 abstention, 1 absent)**

4. **Public Comments**

- a. Speaker related that the property where the Huntington Harbour Mobile Estates is located was sold on November 30, 2006 in spite of the fact that the residents had submitted an offer to purchase the property on October 31, 2006. He also stated that there was an issue of whether the residents' offer to purchase applied only to the "dirt", and not the "mobile home park" and that it was claimed that the mobile home park existed only because of the existing leasehold between the residents, as lessee, and the property owner. The speaker also emphasized that they, the lessee, had approved an appraisal of the property, in order to calculate their future monthly lease payment, far in advance of the recent sale but that their request was not processed by their Board of Directors in a timely fashion until after the sale. He added that, because the appraisal now includes the recent \$19 million dollar sales transaction, it has drastically affected what residents, as the lessee, will have to pay each month with regard to their calculated lease (and tax) obligations. The speaker stated that he wondered if, by the way the sale was carried out and the subsequent reluctance of the new owner to apply for tax incentives that might benefit him and lower the lessee's tax obligations, the residents would be forced to, eventually, abandon their lease obligations. In reply to Member Kittredge's inquiries, speaker stated that their offer to purchase the land was contingent on the residents' ability to obtain financing and that the purchase amount was the exact same price (only by coincidence) as what was accepted by the owner of the property, except that the accepted offer (\$19,000,000) included a cash component. Speaker also replied that there was, to his knowledge, no relationship between the owner and new buyer. Speaker also stated that further attempts to purchase the property from the new

owner resulted in an initial “doubling of the price” or \$44,000,000 which was negotiated down to \$38,000,000. The speaker stated that that price was still “ridiculous” and would be an impossible burden for residents to bear financially. Chair Boskovich asked what the new owner’s intentions were with regard to the park and if there has been dialogue between the new owner and the City as to a zone change. Speaker did not know. Member Gullage commented that City Council would probably visit that issue if the new owner proposes a change of use for the land. Speaker closed by saying that his purpose in speaking is to inform the City of what is taking place in the Huntington Harbour Mobile Estates.

- b. Speaker spoke in honor and memory of Al Carracia, who passed away on February 21, 2007 at the age of 95 years. Speaker related the accomplishments of Carracia as an active mobile home resident and supporter of the various civic affairs, including those affecting the quality of life within Huntington Beach mobile home parks.

5. Staff Report

- a. King related that off-site locations for future MHAB meetings were being arranged.

6. Old Business

- a. Letter from City of Huntington Beach City Attorney on the Responsibilities Associated with Soil Moisture and Mold Within Huntington Beach Mobile Home Parks – Chair Boskovich and King related that no further response had been received from the City Attorney on this issue.
- b. Status Report on City Mobile Home Conversion Ordinance Litigation – King read an update from the City Attorney’s office with regard to the City’s Mobile Home Conversion Ordinance Lawsuit which briefly summarized the lawsuit and restated that the hearing for this item was scheduled for November 5, 2007 but would likely be continued to a date thereafter. The update also communicated that written discovery would be served in March and depositions likely during the summer.
- c. Status of Former Mayor Sullivan’s H-Item “Impact to City of Huntington Beach if City Assumes Oversight of the Mobile Home Parks Located in Huntington Beach – Chair Boskovich referred to the draft memorandum distributed to MHAB Members by the City and asked Members to review and comment on the draft by March 15, 2007. Members discussed their current experiences with regard to mobile home park inspections by HCD. Chair Boskovich requested information from King as to the cost that the City would incur in hiring individuals to inspect and oversee the mobile home parks in Huntington Beach, as proposed in former Mayor Sullivan’s H-Item Request.

7. New Business

- a. Guest Speaker- Julia Loats, from the Orange County Office on Aging, informed and distributed information to Members and guests on the services available to senior and disabled Orange County residents. She stressed that the Office on Aging is the first place a person should call about these services since, even though they may not be

the actual provider of a service listed, they do coordinate the referrals for the services, especially for those provided to Orange County residents.

- b. Potential Speakers for March 26, 2007 MHAB Meeting – It was decided that the guest speaker for the March 26th MHAB meeting will be either arranged by King or that King will present information on the City of Huntington Beach Housing Rehabilitation Loan Program.

8. Member Comments

Member Gullage commented that City Council and the public should be aware of what is happening in the Huntington Harbour Mobile Home Community, as related by the speaker and suggested that the MHAB consider it in future meetings.

9. Public Comments - (none)

10. Next Agenda

Old Business

- a. Letter from City of Huntington Beach City Attorney on the Responsibilities Associated with Soil Moisture and Mold Within Huntington Beach Mobile Home Parks - Chair Boskovich/King
- b. Status report on the City's Mobile Home Park Conversion Ordinance Litigation - Gullage/Schock
- c. Status and discussion of former Mayor Sullivan's H-Item "Impact to City of Huntington Beach if City Assumes Oversight of City-Located Mobile Home Parks"

New Business

- a. Guest Speaker for April 23, 2007 MHAB Meeting
- b. Location for Future MHAB Meetings for April, May and June of 2007 - King
- c. Current Status of Huntington Harbour Mobile Estates - Goebel

11. Adjournment

Porter motioned and Kittredge seconded adjournment of the meeting to March 26, 2007. The meeting was adjourned at 9:10 pm. Vote: 5 ayes, 0 opposed, 0 abstentions, 1 absent

The next MHAB meeting will be held on March 26, 2007, at 6:30 pm, at City Hall Lower Level Room B-7, 2000 Main Street, in Huntington Beach, CA.