

Mobile Home Advisory Board [MHAB]

Meeting Notes

October 22, 2007



1. **Call to Order of October 22, 2007 MHAB meeting** - Chairperson Barbara Boskovich called the October 22, 2007 MHAB meeting to order at 6:30 PM.

2. **Roll Call**

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

3. **Approval of the Meeting Notes from the Regular Meeting of September 24, 2007.**

Porter motioned and Gullage seconded approval of the Meeting Notes from the Regular Meeting of September 24, 2007. **Motion passed (5 ayes, 0 opposed, 0 abstentions, 1 absent)**

4. **Public Comments**

- a. Speaker voiced complaints regarding actions that they felt constituted harassment and extortion of park residents, on the part of Cabrillo Mobile Home Park management. She stated that residents have been robbed of their peace of mind.
- b. Speaker related past experiences of Cabrillo Mobile Home residents who had received notices from management to take action on repairs and other matters, or have faced eviction through court proceedings. Speaker related that one of these residents literally had to sell their home because they were unable to complete the repairs and pay for the fees that accrued as a result of the legal proceedings. He added that they were unable to get a reasonable price for their home because liens had been attached to the home by the park manager, and had received a negative credit rating due to the eviction being reported.
- c. Speaker, resident of Cabrillo Mobile Home Park since 1969, related his experience in dealing with management of the park.

5. **Staff Report**

- a. King announced that the City's new Manager of Housing and Real Estate, Jesus Morales, would be introduced at the next MHAB meeting. She also distributed copies

of a newspaper article related to the events taking place at the Huntington Harbour Mobile Estates mobile home park.

6. Old Business

- a. Status Report on City Mobile Home Conversion Ordinance – Gullage mentioned that the Conversion Ordinance was still being litigated and confirmed that on the 30th of October a motion for dismissal from the City Attorney's office would be considered.
- b. Huntington Harbour Mobile Estates Update – This item was postponed until the next regularly scheduled MHAB meeting when Board Member Goebel has returned.
- c. City Notification to HCD and Department of Real Estate Regarding Conversion Ordinance Lawsuit – King stated that staff had tried to contact HCD at state level to suggest that a disclosure regarding the pending litigation in connection with the Mobile Home Conversion Ordinance be required with every mobilehome purchase and/or sales transaction in Huntington Beach to enable buyers to make an informed decision, but was told that no one is assigned to handle such regulatory tasks. King related that she has received several phone calls from potential mobilehome buyers seeking reassurance that a particular park would not be sold. She said staff is careful to explain to callers that the City's Mobilehome Conversion Ordinance exists but has been challenged as unconstitutional and there are no guarantees as to what future actions a park owner may take. She added that they make available an online or hard copy of the current Mobilehome Conversion Ordinance and Mobilehome Residency Law to anyone requesting a copy.

7. New Business

- a. Guest Speaker – None.
- b. Guest Speaker and Location for Future MHAB Meeting – The Board discussed potential speakers for future Board meetings and the relevance and appropriateness of certain topics. It was decided that the California Telephone Access Problem (CTAP) office of the Orange County District Attorney and HCD should be contacted to speak at future MHAB meetings.

King informed the Board that future MHAB meetings would need to be relocated indefinitely while repairs and remodeling within City Hall take place. She said she would endeavor to locate a suitable venue for future meetings.

The Board discussed events coming up in November and December and concluded that the next MHAB meeting would be held on January 28, 2008.

- c. Mobile Home Advisory Board Meeting Schedule Adjustment – Monthly vs. Quarterly – Member Schock reviewed the annual MHAB reports for 2005 and 2006 and remarked that many interesting and useful topics had been discussed, adding that she personally had been able to help others because of the information presented at past MHAB meetings. She concluded by saying that there currently were too many

important issues “on the table” that could greatly affect Huntington Beach mobile home residents to go to a quarterly meeting format. Sisker stated that he preferred monthly meetings, adding that he felt it was the wrong time for the MHAB to be held quarterly instead of monthly, especially in view of what is happening with Huntington Harbour Mobile Estates mobilehome park and the City’s Mobilehome Conversion Ordinance. Gullage said he also preferred monthly meetings because many mobilehome residents rely on the Board as a forum where they can openly communicate their needs and concerns. It was agreed that Chair Boskovich would meet with MHAB City Council Liaisons to get their recommendation on the issue.

8. Member Comments –

Member Porter commented that he would like to see former speakers come and speak again to the Board, especially when there have been updates or new information in their industry or field. The Board agreed.

9. Public Comments

Speaker suggested that the Board ask City Council to decide what form the MHAB should take—either task force or advisory board.

10. Next Agenda - Old Business

- a. Status report on the City’s Mobile Home Park Conversion Ordinance Litigation - Gullage/Schock
- b. Current Status of Huntington Harbour Mobile Estates – Goebel
- c. City Notification to HCD and Department of Real Estate Regarding Conversion Ordinance Lawsuit – Boskovich/King

11. Next Agenda - New Business

- a. Guest Speaker
- b. Report on Meeting with Council Liaisons Regarding Meeting Monthly vs. Quarterly
- c. Guest Speaker and Location for future MHAB Meetings

12. Adjournment

Kittredge motioned and Porter seconded adjournment of the meeting to January 28, 2008. The meeting was adjourned at 7:55 pm. **The motion passed (Vote: 6 ayes, 0 opposed, 0 abstentions, 0 absent)**

The next MHAB meeting will be held on January 28, 2008, at 6:30 pm, at the Ocean View Estates (Mobile Home Park) Club House, 7051 Ellis Avenue (NE corner of Ellis and Goldenwest) in Huntington Beach, CA.