

Mobile Home Advisory Board [MHAB]

Meeting Notes

October 22, 2012



1. **Call to Order:** Dan Kalmick called the October 22, 2012, MHAB meeting to order at 6:05 PM, at Huntington Beach City Hall, 2000 Main Street, Room B-8, Huntington Beach, CA.
2. **Roll Call**

Members Present: Elizabeth Alex, Mary Jo Baretich, Sharon Dana, Dan Kalmick, Ed Pike, and Vickie Talley

Members Absent: Michael Cirillo (excused), Steve Gullage, Daniel Kittredge (excused)

Staff Present: Kellee Fritzal and Denise Bazant
3. **Public Comments:** A speaker inquired as to whom a resident of a mobile home could suggest an area for smoking or designate open area for non-smoking. Kalmick suggested that she address the issue with park management. Talley mentioned that there is not a city ordinance prohibiting smoking in mobile home parks or multi-family areas.
4. **Oath of Office:** Steve Gullage was absent; therefore, oath was not administered.
5. **Approval of the Meeting Notes:**

Motioned by Talley, seconded by Alex, to approve meeting notes from the regular meeting of July 23, 2012, with the correction of the spelling of Maria Laurienzo's name in Public Comments. The motion passed unanimously.
6. **Old Business:**
 - a. **Huntington Shorecliff Update** – No update from staff.
 - b. **Atlanta Street Widening Update** – Fritzal reported that at the November 19, 2012 City Council meeting, the subdivision request will be reheard as a public hearing. A Superior Court judge denied the reasons for denying the project. Therefore, the process is to be reheard pursuant to a settlement agreement. All residents will be notified within 500 feet of the project area.
 - c. **MHAB By-Law Update** - Fritzal reported that the updated Mobile Home Advisory Board By-Laws were approved and executed by the City Council at its November 19, 2012.
7. **New Business:**
 - a. "State of the City's Mobile Home Parks" Scope of Work - .Kalmick stated that the sub-committee members (Elizabeth Alex, Mary Jo Baretich, Dan Kalmick, and Vickie Talley) met on October 23, 2012, to discuss the scope of work to create a document of information regarding mobile home parks similar to a 2002 report. Kalmick's suggestion that the information gathered should include: (1) demographics; (2) occupancy rate; (3) amenities; (4) contact information; and (5) utilities.

Talley suggested that an objective, third person should gather the information for the report. She also mentioned that the 2002 report provides benchmarks; however, other resource should be utilized so that work is not duplicated. For example, Senator Correa has completed extensive research on Mobile Home Parks. Another suggestion is to conduct a poll of residents.

Alex mentioned that the sub-committee decided not to include rents.

Baretich suggested that the report include current and future information.

Dana questioned that utilities are sub-metered and some are not. She would like to address what parks pay for utilities and those that do not. Dana also questioned how park owners' calculate rent. Fritzel mentioned that rents are probably determined by costs (land mortgages, maintenance, operations costs, management, etc).

Pike mentioned to turn over utilities to a utility company cost the park a fortune.

At this time, Kalmick opened the meeting for suggestions from the public on what type of information should be included in the report and what information they looked for when considering a mobile home park. Some of the comments and suggestions to place in the report are: rent information; information regarding Housing and Urban Development permits; Mobile Home Residency Law; park rules and how the rules could change after residency; and mobile home conversion possibility.

Moved by Kalmick, second by Alex, to move forward with "State of the City's Mobile Home Parks" report, conduct two sub-committee workshops, and submit a draft report at the January MHAB meeting. Motion passed unanimously.

- b. Subsidy Program – Tabled to the January 28, 2013 MHAB.
- c. Guest Speaker and Location for January 28, 2013 – It was decided to have the meeting at City Hall in a lower level meeting room.

8. Member Comments: None

9. Public Comments: Arlene Coggi commented regarding her former residency and experiences at Huntington Shore Cliff Mobile Home Park.

10. Next Meeting Agenda Items: Earlier in the meeting, it was decided to add PUC discussion by Michael Cirillo.

11. Adjournment: Moved by Kalmick and seconded by Alex to adjourn meeting at 7:31 pm to the next regularly scheduled meeting of January 28, 2013, at 6:00 pm held at City Hall, 2000 Main Street, Room B-8.