

DRAFT

MOBILEHOME ADVISORY COMMISSION

SYNOPSIS OF REGULAR MEETING

FEBRUARY 18, 2010

MEMBERS PRESENT:	Monna S. Lang	Chairperson
	Mike Graves	Vice Chairperson
	David P. Oster	Commissioner
	Donna Cox	Commissioner
	Jacquie Heffner	Commissioner
STAFF:	Yvonne Wong	Councilmember Chu's Office—departed at 6:20pm
	Shasta Greene	City Attorney Staff
	Vivian Frelix-Hart	Housing Staff
	Theresa Ramos	Housing Staff
PUBLIC:	Martha O'Connell	Senior Commission Liaison/ Home Owners to Maintain Equity, President
	Elizabeth Warren	Home Owners to Maintain Equity (HOME), Colonial Manor
	Gus Colgain	California Mobilehome Resource Action Association (CMRAA) President
	Marilyn Kirby	San Jose Verde Mobilehome Park
	Lorie Astwood	San Jose Verde Mobilehome Park

- (a) **Call to Order/Welcome/Introductions**—Lang opened the meeting with introductions at 5:00pm.
- (b) **Public Comment/Open Forum**
Public comment: O'Connell stated that the Senior Commission has voted unanimously to oppose AB 761 (Calderon) regarding vacancy decontrol as it has dire consequences to seniors.
- (c) **Orders of the Day**—none.
- (d) **Announcements**
- (1) **City of San Jose, Boards & Commissions Recognition, April 13, 2010**—Ramos announced a save the date for a recognition event hosted by the Office of the City Clerk.
 - (2) **Housing Department, Seismic Retrofit Mobilehome Program Project**—Ramos announced that the Department of Housing applied for funding to retrofit San José mobilehomes.
 - (3) **Boards, Committees, & Commissions Code of Ethic Agreement**—Frelix-Hart announce that the Sunshine Reform Task Force voted that each Commissioner is required to sign a Code of Ethic Agreement.
- (e) **Mobilehome Advisory Commission Synopsis**
- (1) **Review and accept the December 10, 2009 Synopsis of Special Meeting**—Graves made a motion to accept the December 10, 2009 Synopsis. Cox seconded the motion. The motion passed (5:0).
 - (2) **Review and accept the January 14, 2010 Synopsis of Special Meeting**—Graves made a motion to accept the January 14, 2009 Synopsis. Heffner seconded the motion. The motion passed (5:0).
- (f) **Discussion/Recommended Actions**
- (1) **Discuss a Budget Sub-Committee recommendation about Program fees, David Oster**—Oster reported to the MAC that the Mobilehome fee will remain at \$13.82 per space lot.
 - (2) **Review, discuss, and make recommendations about a draft letter to the community regarding the Commission's purpose and resident feedback about infrastructure in their mobilehome park community, Donna Cox**—Cox distributed a draft letter, co-written with resident Roseanne Johnson, for the MAC's review. The MAC reviewed and discussed changes to the draft letter. By Commission consensus, Cox was directed to submit a second draft letter with proposed changes and distribute the letter to all mobilehome residents. The MAC also agreed to create a separate letter for park owners and managers to get their opinion. Graves requested from staff, who agreed, to provide a list of San José mobilehome parks. Greene provided the MAC with a memorandum to provide clarification on some City Council policy.

Public comment: O'Connell suggested that name remain optional, as some residents fear reprisal and add a question: "How long has this problem existed?"

Public comment: Colgain suggested allowing people to provide information, staff to collect information, and the MAC sort and analyze the information collected.

Public comment: Kirby suggested that the survey clearly state that it's an infrastructure survey.

- (3) **Discuss and make a recommendation about changing the regular MAC meeting date, time, and location, Monna Lang**—Lang recommended keeping the MAC meeting date, time, and location not change; as a modification to a previous accommodation was accepted and asked if there were other concerns. Heffner stated that she began a new job ending work at 4:30pm, impacting travel time to MAC meetings but, anticipates arrival to meetings on scheduled time. Graves inquired if there was a signed letter stating the room was ADA (American with Disability Act) compliant. Greene stated that all of City Hall was ADA compliant. By Commission consensus, the MAC made no change.

Public comment: Warren mentioned that a room on the 5th floor was available. Lang asked Warren if there was an issue with the modified accommodation referring to her arrival to tonight's meeting. Warren said she was not thrilled but, satisfied.

- (4) **Discuss and make a recommendation about writing a letter to City Council regarding property owners not wanting to open up their books due to legal implications, Monna Lang**—The MAC discussed the issues about transparency of financial disclosure, possible legal implication, and privacy; a topic stemmed from an Infrastructure Pilot Program discussion. Frelix-Hart suggested that two Commissioners meet with the Director of Housing to discuss possible options and report back to the MAC prior to moving forward. Heffner made a motion to: 1) direct Housing staff compile infrastructure history commencing with then Councilmember Reed's request at a MAC retreat; 2) appoint two Commissioners to meet with Leslye (the Director of Housing) and Vivian (Housing Staff) about direction with the infrastructure survey; and 3) compile the survey data collection for discussion at the MAC retreat. Oster seconded the motion. The motion passed (5:0).

Public comment: Kirby stated that park disclosure of finances is a private issue. She said that there is a venue for park owners who do not maintain park infrastructure.

Public comment: Colgain stated that his park owner petitioned the City of San José for a \$650 rent increase. Residents responded to the petition and received a judgment to increase rent by \$35.

Public comment: O'Connell stated the MAC is an advisory to the City Council suggesting verification with its Charter.

Public comment: Warren requested that the MAC revisit agenda item (f)(3) stating she was not happy about MAC's decision.

- (5) **Discuss vacancy decontrol**

(a) **Review the summary of decontrol provisions in the Mobilehome Rent Ordinance, Shasta Greene**—Green distributed and reviewed the Mobilehome Rent Ordinance, Section 17.22.450, Allowable Rent Increases with the MAC.

(b) **Review and discuss letter dated September 9, 2009 from Martha O'Connell, President, HOME, Commission**— The MAC reviewed the letter and asked O'Connell if she had a comment. O'Connell responded that it was information; having no comment.

- (6) **Review the MAC agenda plan, discuss, and make recommendations, Commission**—The MAC reviewed and discussed the MAC agenda. Heffner suggested having the infrastructure survey distributed and data collected prior to June so that it can be discussed either at a June or August retreat. By Commission consensus, it was agreed.

Public comment: Colgain mention how pleased he was with the MAC and its direction.

- (g) **Correspondence**—none

- (h) **Adjournment**—The MAC meeting adjourned at 6:26pm.