

DRAFT

MOBILEHOME ADVISORY COMMISSION
SYNOPSIS OF REGULAR MEETING
AUGUST 20, 2009

MEMBERS PRESENT:	Mike Graves Jacquie Heffner Monna S. Lang David P. Oster	Commissioner Commissioner Chairperson Pro Tempore Commissioner—Arrived at 5:15pm
STAFF:	Stephanie Fong Vivian Frelix-Hart Shasta Greene James Stagi Don Ludwig Don Gross Melissa Whatley Theresa Ramos	Council Assistant—Departed at 5:30pm City Staff City Attorney City Staff City Staff City Staff City Staff City Staff
MEMBERS ABSENT:	None	
PUBLIC:	Martha O'Connell Elizabeth Warren Marilyn Kirby Lorie Astwood	Senior Commission Liaison HOME, resident, Colonial Manor Park owner, San Jose Verde Park manager, San Jose Verde

(a) Call to Order/Welcome/Introductions

- (1) **Introduce new Commissioners**—Lang opened the meeting with introductions at 5:05pm. The MAC welcomed and introduced the new Commissioner, Oster, to the Commission.

(b) Orders of the day

Graves made a motion to hear agenda item (g) Open Forum before agenda, item (b). Heffner seconded the motion. The motion passed (4:0).

(c) Announcements

- (1) **Notification of new hours at City Hall Garage commencing July 1, 2009**—Staff notified the MAC about the new hours in the City Hall underground parking garage.

(d) Approval of Meeting Synopsis

- (1) **Approval of the June 20, 2009 Synopsis**—Graves made a motion to approve the June 20, 2009 synopsis. Heffner seconded the motion. There was discussion. Lang raised an issue about attendance and involvement at Commission meetings. Lang requested that the agenda meeting synopsis note arrival and departure time for each Commissioner and Councilmember liaison or designee. There was Commission consensus to note arrival and departure time on future agenda meeting synopsis. The motion passed (4:0).

(e) Discussion/Recommendation Actions

- (1) **Accept nominations, and elect a Chairperson and Vice Chairperson**—Lang at Fong's request mentioned that Councilmember Chu suggested that Commission be full before electing a Chairperson and Vice Chairperson. Graves made a motion to accept Lang as Chairperson Pro Tempore until all vacancies are filled. Heffner seconded the motion. The motion passed (4:0). Graves made a motion to continue to operate and this item be continued to be on every agenda until there is a full Commission. Heffner seconded the motion. The motion passed (4:0).

Public Comment: O'Connell stated as a tenant resident, she recognized Graves, landlord representative for his gracious and positive approach as a Commissioner.

- (2) **Discuss "Public Comment/Open Forum" and recommend agenda item placement**—The Commission discussed this matter.

Public Comment: O'Connell stated that the Senior Commission joined the Human Rights Commission in their unanimous vote on the 13th of August to recommend to the Mayor a request of all boards and commissions that the

chair move the agenda item Open Forum, to the beginning of the agenda. According to O'Connell, this is the second commission to come on board and the reason is not only to accommodate those who use the light rail but so that folks do not have to sit through a lengthy meeting and not be able to speak. O'Connell discussed equal attendance rights for gays, lesbians, transsexuals and bi-sexual folks at a certain commission but because the commission ran too long, O'Connell was unable to speak. O'Connell suggested that the MAC leave this agenda item at the end but allow those individuals of the public to speak at the beginning of the meeting at the discretion of the Chair.

Heffner made a motion to move this agenda item Public Comment/Open Forum to the beginning of the agenda. Graves seconded the motion. There was Commission discussion to have this agenda item placed in two locations on the Agenda (at the beginning and end). Heffner amended her motion to add Public Comment/Open Forum at the beginning of the Agenda. Graves seconded the motion. The motion passed (4:0). It is noted that the MAC will have agenda item Public Comment/Open Forum at the beginning and end of each agenda.

- (3) **Review, discuss, and make recommendations to the Mobilehome Infrastructure Assessment Memorandum**—Both Stagi and Ludwig provided a presentation about the Mobilehome Infrastructure Assessment Memorandum. Graves submitted to the MAC a response letter to the Mobilehome Infrastructure Assessment Memorandum to be agendized for the next meeting. Heffner suggested incorporating solar energy to offset expenditure costs in common areas of mobilehome parks as an innovated way to do business. Lang had a scope view of the problem, recognized a possible lack of foreseeable funds to address this issue, and glad to have both inputs to think about options to address the issue.
- (4) **Review the MAC agenda plan, discuss, and make recommendations**—The MAC reviewed the agenda plan and added the following items: 1) change the MAC meeting from December 17, 2009 to December 10, 2009; and 2) increasing how often the Commission meets so long as the Commission moves forward to accomplish something. Graves made a motion to change the December MAC meeting from December 17, 2009 to December 10, 2009. Heffner seconded the motion. The motion passed (4:0).

(e) Staff Reports

- (1) **Review the California State Legislation Mobilehome Matrix**—Whatley provided a brief overview of the State Legislation process and how the Department track bills impacting housing.
- (2) **Review the Commission Orientation Part II, Shasta Greene**—Greene provided a Commission orientation regarding: 1) Laws and Policies—Meetings and Commissioner Communications, and 2) Laws and Policies—Ethics and Conduct.

(f) Open Forum

Public Comment: Kirby requested that the MAC consider allowing a rent increase (vacancy decontrol) when there is a resident's death. She believes there is no benefit to the deceased. Kirby went on to say that the heirs of the deceased sell the home at a higher value because of a low space rent. According to Kirby this denies park owners monies that can be used for park infrastructure upgrades. Kirby requests that the Commission discussion allowable rent increase upon a resident termination of tenancy because of death which would be included in the City's Mobilehome Rent ordinance.

Public Comment: Astwood requested information about mobilehome age limit requirements.

Public Comment: O'Connell announced that as the President of Homeowners Organized to Protect Equity (HOME) she must speak against vacancy decontrol. O'Connell went on to say that allowing vacancy decontrol upon the death of a resident has a significant impact. According to O'Connell, mobilehomes are a critical piece of a global picture of affordable housing and that vacancy control is necessary.

Graves requested that vacancy decontrol and mobilehome age limit requirements be added as agenda items. There was Commission consensus to have these items agendized.

- (g) **Adjournment**—The MAC meeting adjourned at 7:40pm.