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## Mobile Home Park Advisory Committee Meeting

July 17, 2024

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# Welcome New Members!

- New members Gregory Harold (Mobile Home Resident) and Laurie Beverage (Independent Citizen at Large)
- Re-appointment of fellow Committee members: Chair Leslie Chaney-Eames (Mobile Home Park Resident), Vice Chair Vickie Talley (Park Owner/Representative)
- \* Commission Committee Handbook, presentation and video

## Item 5b: Website Updates

- Update Committee Members List
- Update Dispute Resolution Form
  - Voluntary Form
  - Include “Contact Information” section for City Staff use only and will be redacted when provided as part of a future agenda package

## Item 5b: Website Updates

- Update Mobile Home Park Resources
  - City of Costa Mesa Assistance Program presentation by Amber Miranda, Management Analyst

# Department of Energy's Weatherization Assistance Program

California Department of Community Services and Development (CSD) works with local energy services providers throughout the state installing weatherization and energy efficiency measures for low-income homeowners and renters that qualify under the Department of Energy's Weatherization Assistance Program (WAP). Some of the benefits of energy efficiency and weatherization include:

- Reducing energy usage for lower utility bills
- Addressing health and safety issues in the home
- Decreases power plant emissions and air pollution

## Weatherizing a Home

An assessment, or energy audit, is performed by community partners in low-income households to find ways to make homes more energy efficient. Some of the energy efficiency improvements include:

- Sealing holes and cracks around doors, windows, and pipes
- Checking that your home is properly insulated
- Repairing or replacing windows
- Checking that heating and air conditioning systems run smoothly
- Repairing or replacing water heaters

## How to Qualify?

To receive energy efficiency or weatherization services from a local provider, households must meet certain eligibility requirements which include income, household size, energy use, and other factors. Income sources and other factors may affect eligibility for services. Please note that CSD's weatherization program may potentially prioritize applicants based on the greatest need, income, and households with vulnerable populations. Vulnerable populations may include the elderly, disabled, and households with young children.

## WAP Income Eligibility

Eligibility for services funded by the Department of Energy's Weatherization Assistance Program (WAP) may vary depending on sources of income and other factors. Please contact your low-income energy services provider to determine your eligibility.

\*For families/households with more than 10 persons, add \$856.67 for each additional person.

2023 WAP Income Eligibility Guidelines	
Persons In Household	Monthly Income
1	\$2,430.00
2	\$3,286.67
3	\$4,143.33
4	\$5,000.00
5	\$5,856.67
6	\$6,713.33
7	\$7,570.00
8	\$8,426.67
9	\$9,283.33
10+	\$10,140.00



# Single Family Mobile Home Grant Program

- For Fiscal Year 2023-2024, the City had a goal of providing 10 rehabilitation grants. The goal includes both single-family homes as well as mobile homes. The City achieved its projected goal in assisting nine residents with a mobile home grant and one resident with a single-family home grant. The table below shows the mobile home park that the grant recipients reside in.

FY 2023-2024	
Mobile Home Park	# Of Grants in Park
Rolling Homes	4
Regal Mobile Estates	4
Greenleaf MH Park	1
<b>Total Awarded</b>	<b>9</b>
<b>Total Grant Funds Awarded</b>	<b>\$125,765</b>

- FY 2024-2025, the total amount for mobile home properties is \$15,000 and the City has so far received 10 applications.

# Item 5c: Communication Strategy

- Direct Mailers were sent out on June 7<sup>th</sup>
  - Bay Harbor Mobile Home Park – currently there are no mobile units onsite, and mailers were sent to park owners
  - Staff were able delivered some of the returned envelopes by hand
- \* Some of the parks do not have a directory (site map) on site

MOBILE HOME PARK	# Returned (include vacant)	# Vacant	Units in Park
PONDEROSA MOBILE ESTATES (1991 Newport Blvd)	12	9	46
ROLLING HOMES (1973 Newport Blvd)	5	3	54
SEA BREAZE VILLA (133 E 16th St)	7	4	58
THE PALM (140 Cabrillo St)	7	7	27
STARLITE (2060 Newport Blvd)	2	0	21
COLLEGE (2560 Newport Blvd)	2	0	22
COSTA MESA MOBILE ESTATE (327 W Wilson St)	11	0	103
TRADE WINDS TRAILER (2191 Harbor Blvd)	8	0	71
OCEAN BREEZE (525 Fairfax Dr)	2	0	42
REGAL MOBILE ESTATES (1845 Monrovia Ave)	3	0	92
GREEN LEAF (1750 Whittier)	4	0	90
ISLAND VIEW (1660 Whittier Ave)	1	0	34
ORANGE COAST (1684 Whittier Ave)	1	0	47
PLAYPORT VILLAGE (903 W 17th St)	3	0	102
VISTA VERDE (1741 Pomona Ave)	11	0	39
SANDPIPER (1967 Newport Blvd)	0	0	2
	Total Returned	79	
	Total Units	849	

# Item 5c: Communication Strategy – Pop-up Events

- Onsite Mobile Home Park Pop-up Events – Committee Members Discussion
- Senior Center
  - Informational table at the annual Knowledge and Health Fair that will occur on Thursday Sept. 26, 10 a.m. to 1 p.m.
- Southern California Edison, Mr. Tony Cardenas, Government Relations Manager
  - Partner on two events
    - SCE can bring information, collaterals, and speakers to highlight affordable programs to residents and businesses. Event can focus on affordability and highlight rebate programs for electric efficient appliances that could lower energy bills.
    - Mobile home specific event where SCE can strive to bring volunteers to assist residents with online-registration. SCE will offer information on programs that are more specific to mobile home park residents.



**Item 6a: Golden State Manufactured-Home  
Owners League, Ms. Mary Jo Baretich**



## Item 6b: Dispute Resolution Form

- Received one from a resident of Palms Mobile Home Park
  - Expressed concerns regarding rental price increase that have occurred in the past year, increase every 90 days.
  - Referral to Fair Housing Foundation of Long Beach, will have a representative reach out to discuss tenant protection
  - Assistance from Vice-Chair Vickie Talley, contacted Palms Mobile Home Park
    - > Notice of rental price increase has been rescinded

# Item 6b: Dispute Resolution Form

- Summary of the concerns from residents and staff's responses are provided in the following tables. Note that staff sought advisement from Chair and Vice-Chair on responses.

Questions/Concerns	Staff Response
Increase Parking Space rental prices	Committee/Staff does not get involved with rental agreements
Utilities Conversion program	Program implementation is between park owner/management and the utilities company. City does not get involved.
Dog waste – in front of park along sidewalks	Provided contact information for code enforcement
Park Owner/Management Company non-responsive	On-site managers has the responsibility to meet with residents and to address any concerns. Management are required to meet with the residents within 30 days o the written request. Staff provided contact information for HCD Mobile home Assistance Center, and provided information on other resources that will help with mediation. Provided citation to Article 5.5 Mobile Home Residency Law <i>“Homeowners Meetings with Management”</i>
Does management have the right to tell homeowners what is kept in and around their home	The park’s rules and regulations will address keeping the homesite properly landscaped, maintained and without clutter, etc. Residents must comply with the park’s rules and regulations. Site specific section of the Mobile Home Residency Law FAQ



# Item 6b: Dispute Resolution Form

Questions/Concerns	Staff Response
<p>What is the time-line to fix or repair a Cement Wall or Wooden Fence, if that area is now a Security Issue to outside intruders to a community?</p>	<p>If there are trespassers, please contact the City Police Department- 911 for emergencies and 714-754-5252 for non-emergency. If there isn't a Neighborhood Watch Program in your mobile home park, consider creating one <a href="https://www.costamesaca.gov/government/departments-and-divisions/police/citizens-programs/neighborhood-watch">https://www.costamesaca.gov/government/departments-and-divisions/police/citizens-programs/neighborhood-watch</a>. The fence should be fixed in a timely manner. When a written complaint is submitted to the park management, please ask for the time frame to which it will be addressed.</p>
<p>What is the length of time if the Community's Streets are uneven and need repaired? Who should be contacted, Park Manager or the Owner of the Property?</p>	<p>When a written complaint is submitted to the park management, please ask for the time frame to which it will be addressed.</p>
<p>Is the Park Manager responsible for loose Dogs or other Animals that don't belong in the community? When does the Costa Mesa Animal Control get involved?</p>	<p>Reference Mobile Home Residency Law FAQ #36            Contact the city or county animal services department for assistance. Local government services include abatement or information on the following matters: barking/nuisance dogs, rodents, stray/feral, license/registration/microchip, dog bites, neglect/abuse, spay/neuter, and prohibited aggressive breeds. Also, according to California Code of Regulations, Title 25 (health and safety requirements for mobilehome parks), Article 2, Section 1114(a), "Dogs and other domestic animals, and cats (domestic or feral) shall not be permitted to roam at-large (free) in any park." Finally, pet owners may be liable for damage or harm caused by their pets.</p> <p>The phone number for the City's Animal Control (Police Department) is (714) 754-5311</p>

# Item 6b: Dispute Resolution Form

Questions/Concerns	Staff Response
<p>Does your office offer assistance now with your new website for the Elderly that have concerns?</p>	<p>If the concern is directly related to the mobile home parks, please follow the recommended actions to file complaints with the management, the owner and HCD. Please refer to the voluntary dispute resolution form that is posted online <a href="https://www.costamesaca.gov/home/showpublisheddocument/57400/638554226571700000">https://www.costamesaca.gov/home/showpublisheddocument/57400/638554226571700000</a>. They may also email me if they have any specific issues, and I can connect the person to helpful resources. Note that the City and the Committee does not get involved with rent control.</p> <p>If it is issue with rent, please apply for the MHET Rental Assistance Program <a href="https://www.costamesaca.gov/home/showpublisheddocument/54045/638173325446030000">https://www.costamesaca.gov/home/showpublisheddocument/54045/638173325446030000</a>.</p> <p>Encouraged enrollment in <a href="https://projectfoodbox.org/">Project FoodBox</a> (<a href="https://projectfoodbox.org/">https://projectfoodbox.org/</a>)</p> <p>Also, consider enrollment into City programs that are aimed to help seniors <a href="https://www.costamesaca.gov/home/showpublisheddocument/54959/638253718063600000">https://www.costamesaca.gov/home/showpublisheddocument/54959/638253718063600000</a>.</p>





**Item 7. Member Closing Comments**

**Item 8. Upcoming Agenda Items**

