

City of Yucaipa
City Council Minutes
Special Meeting of October 13, 2017

A Special meeting of the City Council of the City of Yucaipa, California was called to order in the Council Chambers, 34272 Yucaipa Boulevard, Yucaipa, California, on October 13, 2017 at 1:30 PM.

PRESENT: Dick Riddell, Mayor
Greg Bogh, Mayor Pro Tem
Denise Allen, Councilmember
David Avila, Councilmember
Bob Duncan, Councilmember
Greg Franklin, Assistant City Manager
Jennifer Shankland, Deputy City Manager/City Clerk
David Snow, City Attorney

ABSENT: Ray Casey, City Manager

CONVENE CITY COUNCIL

The meeting was opened with the Pledge of Allegiance led by Mayor Riddell.

PUBLIC COMMENT (Limited to Items on the Agenda)

Wayne Foreman, Yucaipa, Northview MHP resident, thanked the City Council for their support of the moratorium on mobilehome park special rent adjustment applications until resident concerns have been addressed during the Biennial Review process. Mr. Foreman stated his support of the moratorium.

DEPARTMENT REPORT

1. **SUBJECT:** MORATORIUM ON MOBILEHOME PARK SPECIAL RENT ADJUSTMENT APPLICATIONS

RECOMMENDATION: That City Council:

1. Adopt Urgency Ordinance No. 363-U, by title only, as read by staff, making urgency findings to place a moratorium of up to ninety (90) days on Consideration of or Action on Applications for Mobilehome Park Special Rent Adjustment Applications; and
2. Approve first reading, by title only, as read by staff, of Ordinance No. 364, to place a moratorium of up to ninety (90) days on Consideration of or Action on Applications for Mobilehome Park Special Rent Adjustment Applications.

DISCUSSION: Deputy City Manager/Rent Administrator Shankland presented the Agenda Report.

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Dale Ramsdell, Yucaipa, Hidden Valley MHP resident, stated that mobilehome park investors are looking to exploit weak towns and don't care about small towns.

Ann Quiett, Yucaipa, stated that the City of Calimesa had to spend some money in order to save the City more money in the long run and put an end to this issue. Ms. Quiett stated that a moratorium would allow the time necessary to address this very serious life altering issue.

Colleen Kirkpatrick, Yucaipa, thanked the City Council for considering the moratorium. Ms. Kirkpatrick stated that there are many widows and veterans that live on fixed incomes in various Yucaipa mobilehome parks that want to express their appreciation of the Council's support of the moratorium.

Jennifer Marshall, Yucaipa, Northview MHP resident, stated that the City needs to stop applications for rent increases and thanked the Council for their support.

Jo Sutt, Yucaipa, thanked the City Council for supporting the moratorium until the Biennial Review is complete despite the potential threat of litigation.

Yvonne Aguilera, Beaumont, thanked the Council for accepting the request for a moratorium on applications until the conclusion of the Ordinance review. Ms. Aguilera questioned why there is such a show of force against the moratorium unless park owners and investors are fearful that a change in the Rent Control Ordinance will provide for a more fair and just Ordinance.

Jerry Rubin, owner of Hillcrest MHP, stated that the costs to operate the park keep rising but are not being properly offset by approved annual increases, which are averaging less than 3% each year. Mr. Rubin stated that since his park was built 25 years ago, space rents have not even doubled. Mr. Rubin stated that they value their residents and do not want to have to sell the park but would like their residents to share more of the cost.

Clay Hage, Park Manger of Las Casitas MHP, stated his opposition to the urgency ordinance and questioned its purpose. Mr. Hage stated that it is remarkable that the City Council has been so expedient on a request brought by the Yucaipa Mobilehome Residents Association (YMRA).

Mick Terry, Yucaipa, Hidden Valley MHP resident, stated that he moved to Yucaipa 8 months ago from Santa Clarita where they were no longer able to afford to live due to issues pertaining to rent control and is worried about the same thing happening here. Mr. Terry stated that if the City Council is concerned about being sued, it will most likely happen anyway.

Peter Herzog, representative of Manufactured Housing Educational Trust (MHET), stated that he submitted a letter to the City opposing the moratorium and that the burden of proof for the City is not a small challenge. Mr. Herzog questioned whether the City Council has met the requirement for urgency in order to adopt an urgency ordinance.

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Shirley Israel, Yucaipa, Northview MHP resident, stated that she is in favor of the moratorium and if there is a \$95 increase, the aging seniors would not be able to afford it. Ms. Isreal stated that this is an appeal to the City Council to help protect the seniors.

Michael Pritchard, Yucaipa, Carriage Trade Manor resident, stated that Carriage Trade Manor residents have received three rent increases over the last 3 years totaling over \$120 since Peter Wang took ownership of the park. Mr. Pritchard stated that there is an obvious problem and that the moratorium is necessary to address the problem through the Biennial Review process.

After Council discussion, the following Motions were made:

ACTION: MOTION BY MAYOR RIDDELL, SECOND BY COUNCILMEMBER DUNCAN, FAILED 2-3 (COUNCILMEMBERS ALLEN, AVILA, AND MAYOR PRO TEM BOGH VOTED NOE), TO ADOPT URGENCY ORDINANCE NO. 363-U, MAKING URGENCY FINDINGS TO PLACE A MORATORIUM OF UP TO NINETY (90) DAYS ON CONSIDERATION OF OR ACTION ON APPLICATIONS FOR MOBILEHOME PARK SPECIAL RENT ADJUSTMENT APPLICATIONS.

ACTION: MOTION BY MAYOR RIDDELL, SECOND BY COUNCILMEMBER AVILA, CARRIED 5-0, TO APPROVE FIRST READING, BY TITLE ONLY, AS READ BY STAFF, OF ORDINANCE NO. 364 TO PLACE A MORATORIUM OF UP TO NINETY (90) DAYS ON CONSIDERATION OF OR ACTION ON APPLICATIONS FOR MOBILEHOME PARK SPECIAL RENT ADJUSTMENT APPLICATIONS.

ANNOUNCEMENTS

Councilmember Avila announced the Autumnfest will begin this evening at 6:00 p.m. and will be held on Saturday from 3:00 p.m. to 10:00 p.m.

ADJOURNMENT

The meeting adjourned. The next regularly scheduled meeting will be October 23, 2017 at 6:00 PM.



DICK RIDDELL, MAYOR

ATTEST:



JENNIFER SHANKLAND
CITY CLERK