



September 21, 2022

ITEM TITLE: UPDATE ON ACTIONS TAKEN TO ADDRESS THE CONCERNS RAISED BY THE RESIDENTS OF THE MIRAMAR MOBILE HOME PARK IN IMPERIAL BEACH. (0660-30)

ORIGINATING DEPARTMENT:

City Manager

EXECUTIVE SUMMARY:

The residents of the Miramar Mobile Home Park have raised several concerns with the City Council about living conditions, the relationship with park management, onerous park regulations and practices, rent stabilization and other similar issues. The City Council directed staff to initiate solutions to these concerns and return to the City Council with answers.

RECOMMENDATION:

Staff recommends the City Council receive the report and provide direction to the City Manager to proceed with the current effort or to explore other options.

OPTIONS:

- Receive and file the report with direction given to the City Manager

BACKGROUND/ANALYSIS:

For many months, the residents of Miramar Mobile Home Park, formerly Siesta Mobile Home Park (Park), have expressed concerns about several issues in relation to the operation and management of the Park. Residents are rightfully frustrated because it can be very challenging to navigate the complex communication process.

Mobile Home Parks are under the governmental jurisdiction of the State of California, but public safety services, sewer service, and other operational items are within the City of Imperial Beach purview. Adding complexity to the process is the landlord and management aspect of the Park ownership and management company. However, one thing is not in question, the residents of Miramar Mobile Home Park are residents of Imperial Beach and therefore it is the responsibility of the City to care for the health, safety and general welfare of the residents.

After exploring several options for addressing the concerns with Park ownership and the State of California it was determined that the fastest method to address the issues would be the creation of a Management and Operation Agreement between the Park and City of Imperial Beach. A draft

of the agreement has been created and circulated between the parties. In particular, the agreement addresses the following items that have been raised by Park residents:

- Anti-Harassment and Retaliation Policies and Practices – Residents should be provided a safe process to raise valid concerns without fear of harassment or retaliation.
- Mediation and Appeals Process – There should be a clear and predictable process for mediation and appeals that includes an unbiased party to ensure a fair process.
- Temporary and Permanent Eviction Policies – There should be clearly established eviction policies in place. However, the practice of requiring residents to temporarily leave the Park is an inordinate burden for some of the residents. Park Management has indicated that most residents with short term contracts do not find the temporary eviction problematic. However, some of the residents that have lived in the Park for an extended period of time find the practice emotionally and financially impracticable. There must be a process to address this issue to realize a successful outcome of the agreement process.
- Rent Stabilization – The agreement calls for Park Ownership and Management to implement rent stabilization policies that are consistent with other rental properties in the community in accordance with State law.
- Sewer Spills and Connection Regulations – Because the City provides sewer service to the Park, the agreement includes provision to ensure sewer connections are adequate to avoid any spills or other sewage contamination issues.
- Resident Notification of Maintenance and Construction Activities – The Park residents need to be informed of any construction, pest management, improvements, and other activities that will impact daily life in the Park.
- Park Beautification and Improvements and City Participation – The agreement provides opportunities for the Park and the City to work together to implement improvements that will enhance the quality of life for the residents of the Park.
- Regular Review of the Agreement – Over time, it is important that the agreement be reviewed to ensure the needs of the residents are being addressed and the agreement will need to be updated from time to time.

Negotiations are proceeding fairly well. However, if the Park and the City of Imperial Beach are not able to reach an agreement by the November 2, 2022, meeting of the City Council, staff will prepare a series of legislative actions that will address the concerns through the regulatory process. This is not the preferred option of either party. Both the Park and the City believe an agreement to address these issues is a more expedient and effective process.

ENVIRONMENTAL DETERMINATION:

Not a project as defined by CEQA.

FISCAL IMPACT: None

ATTACHMENTS: None