



City of Fresno

2600 Fresno Street
Fresno, CA 93721
www.fresno.gov

Meeting Minutes

Mobilehome Park Rent Review and Stabilization Commission

Chair - Al Moncada

Vice Chair – Kathryn C. Wilbur

Commissioner – Jerry Zuniga

Commissioner – Shannon McCulligh

Commissioner – Vacant

Tuesday, November 14, 2023

6:00 PM

Council Chambers

Regular Meeting

The Mobilehome Park Rent Review and Stabilization Commission met in regular session in the Council Chamber at Fresno City Hall on the date and time above written.

1. CALL TO ORDER / 6:00 P.M. ROLL CALL

Chair Moncada called the meeting to order at 6:06 P.M.

2. PLEDGE OF ALLEGIANCE

Commissioner Zuniga led the Pledge of Allegiance.

3. PROCEDURES

4. APPROVAL OF AGENDA

On motion of Vice Chair Wilbur, seconded by Commissioner Zuniga, the above Agenda was **APPROVED**. The motion carried by the following vote:

Aye: 4 - Chair Moncada, Vice Chair Wilbur, Commissioner McCulligh and Commissioner Zuniga

5. GENERAL ADMINISTRATION

5.-A. [ID 23-1587](#) Approval of the regular meeting minutes of October 24, 2023.

On motion of Vice Chair Wilbur, seconded by Commissioner Zuniga, that the above MINUTES were **APPROVED**. The motion carried by the following vote:

Aye: 4 - Chair Moncada, Vice Chair Wilbur, Commissioner Mcculligh
and Commissioner Zuniga

6. INFORMATIONAL REPORTS

There were no informational reports.

7. REPORTS BY COMMISSIONERS

There were no reports by commissioners.

8. CONTINUED MATTERS

9. NEW MATTERS

9.-A. [ID 23-1647](#)

Actions pertaining to Harmony Communities' (Harmony or Owner) rent increase application (Application) for La Hacienda Mobile Estates (the Park):

1. HEARING on the Application.
2. Take one of the following actions:
 - i. APPROVE the full \$350.00 rent increase requested by Owner; OR
 - ii. APPROVE the 6.6% rent increase permitted automatically pursuant to Fresno Municipal Code (FMC) Section 12-2014 plus an additional amount determined to be just, fair, and reasonable pursuant to FMC Section 12-2012; OR
 - iii. APPROVE only the 6.6% rent increase permitted automatically pursuant to FMC Section 12-2014.

The above hearing began at 6:10 P.M.

The Senior Deputy City Attorney Papazian as staff liaison, property owner Matt Davis's legal council Jason R. Dilday, and legal council for the resident rent control committee Mariah C. Thompson presented the hearing.

Upon call, Leslie Wright, Kim E. Sands, David A. Willis, Pedro Moreno, Linda Martinez, Virginia Bustos, Leticia Casilla Luqine, Alejandro Bautista,

Alicia Hernandez, Yasmin Ramirez, Victoria Santillan, Teresa Jaimes, Angelica Cazares, Maria Montellano, Brandi Nuse-Villegas, Erica Roman, Brian Eid, Matt Davis, Ruben Osuna, Joe Maria De Lina Martinez De Montano, Virginia Bustos, Patsy, Patricia Shawn. addressed the Commission. There were no other comments from the public.

Commission discussion included: supplemental documents submitted by the owner; utilities covered in the rent increase; other reviews made by the city; documents released to the public; the just and reasonable rate of return; objections to the processes and the timelines of the documents submitted; the vacancy on the commission; amending the application; the appraisal of the property; current sale agreement; Ms. Sean eviction; number of children, disabled and senior citizens at the community; rent increase; number of new residents; agenda item approval.

The above hearing ended at 9:15 P.M.

On motion of Vice Chair Wilbur, seconded by Commissioner McCulligh, that documentation substantiating costs in a clear and concise fashion be submitted by both the applicant and the Association by close of business this Friday November 17, 2023, and the commission reconvene next week via a special meeting at 6:00 p.m. on Tuesday November 21, 2023. The motion carried by the following vote:

Aye: 4 - Chair Moncada, Vice Chair Wilbur, Commissioner Mcculligh and Commissioner Zuniga

10. UNSCHEDULED ORAL COMMUNICATION

Upon call, no members of the public addressed the commission.

11. ADJOURNMENT

Chair Moncada adjourned the meeting at 9:38 P.M.

The above minutes were approved by unanimous vote of the Mobilehome Park Rent Review and Stabilization Commission during the December 12, 2023, regular meeting.