



AL AUSTIN
COUNCILMEMBER, EIGHTH DISTRICT
CITY OF LONG BEACH

CITY HALL: (562) 570-6685
DISTRICT OFFICE: 570-1326
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February 24, 2016

California Department of Housing and Community Development
Attention: Gabriel Contreras, Codes & Standards Administrator
3737 Main Street, Suite 400
Riverside, CA 92501

RE: Friendly Village of Long Beach Mobilehome Park
5450 N. Paramount Boulevard, Long Beach, California
Request for Investigation

Dear Mobilehome Ombudsman:

In 2012, I was elected to the Long Beach City Council, representing the Eighth Council District, which includes the Friendly Village of Long Beach mobilehome park located at 5450 N. Paramount Boulevard, Long Beach, California. Since taking office, I have focused on promoting strong and safe neighborhoods.

In my capacity as a Councilmember for the City of Long Beach, I have been receiving a number of complaints from mobilehome park residents about the conditions at Friendly Village of Long Beach. Such complaints include, but are not limited to, the following: precarious electric and gas meters including exposed lines; park management charging park residents in excess of \$1000 for a monthly electric bill, and resulting eviction proceedings against residents if payments are not made by the fifth of the month; the park management's emergency contact number is out of service and the security number is a wrong number, such that the residents are having great difficulty contacting anyone from management.

Based on the foregoing, as Councilmember for the affected Council District, I am writing to request that you please conduct an investigation as to such complaints related to this mobilehome park at your earliest convenience. I would also very much appreciate it if you would keep me fully informed as to your investigation.

Please contact me if you have any questions regarding the foregoing.

Sincerely,

Al Austin II
Councilmember, Eighth District
City of Long Beach

City Hall: 333 West Ocean Boulevard, 14th Floor, Long Beach, CA 90802
District Office: 5641 Atlantic Avenue, Long Beach, CA 90805
district8@longbeach.gov



CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

333 West Ocean Blvd., 3rd Floor, Long Beach, CA 90802 Phone: 562.570.5237

March 1, 2016

VIA INTERNET TRANSMISSION AND U.S. MAIL

California Department of Housing and Community Development
Gabriel Contreras, Codes & Standards Administrator
3737 Main Street, Suite 400
Riverside, California 92501

RE: Friendly Village Mobile Home Park- Request for Investigation

Dear Mr. Contreras:

Please consider this letter a formal request for your agency to conduct a thorough site visit and investigation of the conditions at the Friendly Village Mobile Home Park, located at 5450 N. Paramount Blvd., Long Beach, California.

In my current capacity as the Director of Development Services for the City of Long Beach, I have become aware of a number of health and safety complaints made by residents of this mobile home park. These complaints include, but are not limited to, precariously mounted electric and gas meters, including exposed lines, and deplorable conditions of the common areas. I have been advised that the park's current management is allegedly charging residents in excess of \$1,000 for a monthly electric bill, and evicting residents if payments are not made by the fifth of the month. I'm further informed that the park management's emergency contact number is out of service; and that the number for security services is actually a wrong number. Consequently, the residents are having great difficulty contacting anyone from management for assistance.

Residents of the mobile home park have addressed their concerns to both their elected City Councilmember, Al Austin, and to the City of Long Beach. However, as you are likely aware, the State, and not the City, has jurisdiction over the park and its conditions. Consequently, I am requesting that you initiate an investigation concerning these health and safety and operational matters. Please contact me at 562-570-6428 if you have any questions, and to provide me with an update on when a site investigation will be scheduled. Thank you in advance for your cooperation and immediate attention to this matter.

Sincerely,

Amy J. Bodek, AICP
Director of Development Services
City of Long Beach

CC: Patrick H. West, City Manager
Monte H. Machit, Assistant City Attorney