

Mobile Home Residence Committee Meeting

(9/26/2022: 6:30 pm – Northern Lights Library)

Committee Members:

- Dr. DiMaris Medina Cortes, Committee Chair and Northeast Area Commissioner
- Sandra Chapple, Committee Secretary and Northeast Area Commissioner & Treasurer
- Sonia Cruz, IMPACT Property Manager

Commissioner Chapple made motions to begin the meeting at 6:37 pm and approve the meeting Agenda. Northeast Area Commission Chair Rogers seconded both motions. Commissioner Medina-Cortes introduced the Mobile Home Residence Committee “MHRC” members and Sarah Pomeroy, City Attorney’s Office. Sarah explained that her specific department handles concerns related to nuisance abatement (code violations and property concerns) and that she is responsible for the Northeast area of Columbus.

Commissioner Medina-Cortes clarified that her role is to assure that Mobile Home resident concerns are being addressed and that mobile home management is properly adhering to residents and their concerns in the various mobile home communities within the Northeast area of Columbus. Our committee will assist residents with finding resources to assist them with their residential needs and concerns. In addition, there are police officers who patrol your areas are accessible to the residents to report criminal and/or unlawful activity in your communities. A slide show of various photos were illustrated during this meeting showing unsafe street conditions and other violations that need to be addressed in a few mobile home residential areas. The Department Commerce partners with the county to performs inspections and work with residents of these communities to rectify unsafe street and living conditions.

Landlords are responsible for:

- Providing contact information for all residents during and after hours for residential inquiries and/or assistance that may be needed;
- Maintaining safe and livable conditions in your communities including repair of potholes and addressing inoperable vehicles in the community;
- Ensuring mobile homes are constructed and maintained within code; and
- Working with law enforcement to address criminal activity and/or unlawful behaviors

Some of the concerns expressed during this meeting include the following:

Maplewood Village (3609 Westerville Road; Columbus, OH 43224):

- Management not available and frequently have unpleasant attitudes toward tenants
- No office has been established for residents;
- Tenants regularly experience unexpected charges that are not explained;
- Although residents call a provided management phone #, residential complaints and messages often go unanswered and unresolved
- The Maintenance staff is threatening and uncooperative
- Consistent excuses are given instead of resolutions
- Some Mobile homes are built on top of campers and nothing is done about it
- Companies are purchasing these properties with no oversight or information provided to residents (Stackhouse and Jones Estates are 2 examples of companies buying up mobile home properties in Columbus with this behavior)

Maple Wood Village (cont'd)

- The only way for mobile home residents to make complaints is to contact the Industrial Commission and send certified mail to their office address which is most often not something these residents can do
- The inspectors who visit their sites often quickly ride through their communities without speaking to residents or even getting out of their cars

Stelzer Gardens (755 Stelzer Road; Columbus, OH 43219):

- Ferrell Cat population issue – people feeding the cats and they should not be (Dr. Medina-Cortes mentioned that she is aware of and working with Sonia Cruz (Impact) and Sarah Pomeroy to resolve this community's Ferrell cat challenge
- Speeders are an ongoing challenge daily, but mostly at night (some live in the community, but others do not)
- Concerns about Police not answering their calls and will not come out to investigate criminal and unlawful activity

17th Avenue Mobile Park (2063 E. 17th Avenue; Columbus, OH 43219)

- Requests assistance with park upkeep and repairs in their community

Based on these community concerns, Commissioner Medina-Cortes expressed her intent to contact the Police Chief's office to establish a relationship and work with this office to begin the resolution process for these communities and request that either the Police Chief and/or the Assistant Police Chief attend our meetings (as possible) to become engaged with these communities and their residents.

Sarah Pomeroy expressed that she plans to investigate how the City of Columbus can incorporate Police and City of Columbus resources to assist these communities more effectively and evaluate how businesses could be impacting these residential concerns.

Sonia Cruz (Impact Property Manager) suggested that Sarah Pomeroy work with our Commission Liaison (Lisa Barbeau) to work on criminal activity behaviors and speeding among other residential concerns.

Commission Chair Karen Rogers made a motion to adjourn the meeting at 7:33 pm; Commissioner Sandra Chapple seconded the motion.