



Mountain House Community Services District

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November 27, 2018

Honorable Linda L. Lofthus, Presiding Judge
Superior Court of California, County of San Joaquin
180 E Weber Avenue, Suite 1306J
Stockton, CA 95202

RE: Response to 2017-2018 San Joaquin County Grand Jury Final Reports – Case No. 0117

Dear Judge Lofthus:

The San Joaquin County Grand Jury issued the report entitled “Code Enforcement Departments of San Joaquin County – 2017-2018 Case No. 0117” on June 13, 2018. The Grand Jury report contains findings and recommendations for jurisdictions within San Joaquin County. Section 6.0 contains a finding and recommendation with respect to Mountain House Community Services District:

Finding: Mountain House is still experiencing budget and staffing reductions created by the housing crash in 2008. The resulting level of enforcement is reactive, which allows blight and safety issues to continue.

Recommendation: Mountain House explore budget options to restore the code enforcement officer position and consider using volunteers to increase code enforcement compliance.

The following information is provided as the Mountain House Community Services District Board of Directors’ response to the finding and recommendation.

Response to finding: Mountain House is still experiencing budget and staffing reductions created by the housing crash in 2008. The resulting level of enforcement is reactive, which allows blight and safety issues to continue.

The Grand Jury’s finding does not accurately describe the District’s staffing for code enforcement. The table below shows budgeted positions for code enforcement duties:

Fiscal year	FTE assigned to code enforcement
2009-2010	.8
2010-2011	.8
2011-2012	.8
2012-2013	.8
2013-2014	.8
2014-2015	.8
2015-2016	1.05
2016-2017	1.05
2017-2018	1.05
2018-2019	2.05

From the inception of the District, a position has been budgeted for code enforcement. This position also performs some building inspection duties. This position is assigned 80% to code enforcement and 20% to building inspection. A Senior Public Works Inspector position was added in fiscal year 2015-2016. This position is assigned 25% to code enforcement and 75% to building inspection. An additional code enforcement position was added for fiscal year 2018-2019; this position is dedicated to code enforcement. The current ratio of code enforcement personnel to residential units is approximately 1:2,700, compared to 1:3,000 for fiscal year 2008. To augment staff code enforcement efforts, the District has contracted with vendors for graffiti removal. In recent years we have utilized expanded maintenance staff to correct graffiti and other acts of vandalism. Staff contacts West Valley Disposal or the responsible agency (San Joaquin County, City of Tracy) for removal of items illegally dumped in or around Mountain House.

In spite of the increasing levels of code enforcement personnel, staff is challenged to address all issues. Staff learns of violations by means of personal observation, resident complaints and use of the GoRequest reporting system. Code enforcement staff attempts to correct violations by means of personal contact and follow-up, but also issues citations for continuing non-compliance.

Staff takes a proactive approach to code enforcement by posting educational information on our website, in monthly newsletters and on door hangers and by hosting community workshops covering a variety of issues covered by covenants, conditions and restrictions (CC&Rs).

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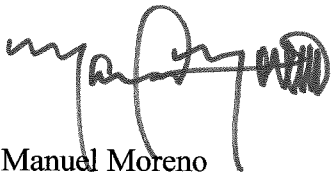
Response to recommendation: Mountain House explore budget options to restore the code enforcement officer position and consider using volunteers to increase code enforcement compliance.

The District did not eliminate a code enforcement position; as demonstrated above, the staffing level has increased. The District has addressed code enforcement concerns on multiple fronts:

- Budgeting a Senior Public Works Inspector in fiscal year 2015-2016 and a second Code Enforcement Officer in fiscal year 2018-2019
- Using our website, newsletter, door hangers and community workshops for public education
- Maintaining and monitoring the GoRequest on-line service
- Instructing field personnel and other staff to report compliance issues
- Promptly removing graffiti and repairing damage due to vandalism
- Contacting West Valley Disposal or responsible agency (San Joaquin County, City of Tracy) for removal of items illegally dumped in or around Mountain House

Please contact Sarah Ragsdale, Administrative Services Director, at 209-831-2300 if you need additional information.

Very truly yours,



Manuel Moreno
President
Mountain House Community Services District Board of Directors

cc: Trisa Martinez, Staff Secretary to the Grand Jury by email: grandjury@sjcourts.org