

MINUTES

MOBILEHOME COMMISSION MEETING

May 28, 2009

Elena Baskin Live Oak Senior Center

COMMISSIONERS PRESENT: Jean Brocklebank, 1st District
Henry Cleveland, 2nd District
Mary L. Hanley, 3rd District
William Neighbors, 4th District
Rick Halterman, 5th District
Carol Lerno, GSMOL Representative

COMMISSIONERS ABSENT: Bonnie Lund, WMHA Representative

BOARD OF SUPERVISOR LIAISON: John Leopold, County Supervisor, First District

COUNTY COUNSEL: Marie Costa

SECRETARY: Lee Ann Shenkman

LEGISLATIVE REPORT: Jerry Bowles

Chair Henry Cleveland called the meeting to order at 9:30 A.M. There were 10 members of the public in the audience. The minutes of the April 23, 2009, meeting were reviewed and Commissioner Halterman made the following correction: change "Commissioner Halterman reported that Surf and Sand Mobilehome Park in the City of Capitola may soon close," to "Commissioner Halterman reported that the process of the owners trying to close the Surf and Sand Mobilehome Park in the City of Capitola may happen soon." Upon motion by Commissioner Lerno, seconded by Commissioner Halterman, the April 23, 2009, minutes were approved as corrected.

I. ADDITIONS AND DELETIONS TO THE AGENDA

No additions or deletions.

II. BUSINESS

A. Commissioner Reports

Commissioner Brocklebank reported she would like to discuss the mobilehome changeout program and questioned whether there is a link to the changeout program on the Mobilehome Commission's website. She was informed that the link is on the website under "County Mobilehome Housing Programs."

Commissioner Halterman reminded the Commission of the Redevelopment Agency (RDA) meetings regarding use of the RDA money. Also, regarding Surf and Sand Mobilehome Park, the first hearing will go before the Capitola Planning Commission on June 4, 2009, at 7:00. It will be taped and shown on television on Saturday at noon on one of the community access channels.

Commissioner Hanley reported that DeAnza Mobilehome Park received an award as "Best in the West" from Mobilehome Institute.

Commissioner Lerno reported that residents in resident owned parks that are not subdivided are truly still tenants because the park is not parcelized. A cooperative is still a tenant; residents still sign an occupancy agreement.

Commissioner Neighbors reminded the public and the other Commissioners that if they have not yet sent a letter to their representatives opposing AB761, he has a sample letter to mail to the Assembly members.

B. Legislation

Jerry Bowles updated the Commission on the following bills:

AB 481 (Ma; Rent Control): the hearing on this bill was cancelled at the request of the author. It is pending in the Assembly Housing Committee.

SB 23 (Padilla; Park Emergency Preparedness and Evacuation Plans): this bill is going to the Senate reading today (second reading); it will have one more reading and then go to the Assembly side.

AB 566 (Nava): this goes to third reading today in the Assembly. In the committee it passed by a 4-2 vote. Commissioner Halterman added that this is tentatively a floor vote today, but it has been amended. The language about local ordinance has been removed, but the important language about the majority rule on the survey is still in the bill. This is still a very important bill.

AB 761 (Calderon; WMA sponsored): this bill passed the Assembly Housing Committee 4-0, amended and re-referred to Assembly floor; it is being heard today on the third reading, which means if it passes the third reading it goes to the Senate. Assemblymember Monning opposes this bill. Once it is assigned to a committee, that is the time to get a letter to the committee. Contact the author of the bill to be put on an email notification of the status of the bill. Commissioner Halterman added that this bill has been amended substantially. It is no longer total vacancy decontrol; it is now partial vacancy decontrol, but this bill should still be opposed.

AB 869 (Mendoza; Park Manager Certification): this will be a 2-year bill; sponsored by GSMOL; it failed passage in the Housing Committee by a 2-2 vote; a reconsideration was granted but this bill has been put off until next year.

SB 23 (Padilla): The second reading will be held today.

SB 398 (Correa; Code Enforcement in Mobilehome Parks & Public Records): will be heard in Senate Appropriations today.

AB 1108 (Fuentes; Master-Meter Utilities – Maintenance Costs & Late Fees): this bill is in Appropriations Committee today for a hearing.

SB 111 (Correa; Mobilehome Residency Law (MRL) Reorganization): this is going to the Senate Select Committee on Manufactured Homes & Communities; the hearing is set for July 1, 2009.

SB 542 (Wiggins; Solar Energy Programs): this is in the Senate Appropriations to be heard today.

Ab1474 (Cook; Mobilehome Sales Tax Exemption): this will be heard today in Appropriations.

Legislative bills can be found on the following websites: <http://sinet2.sen.ca.gov/mobilehome/> and also at www.leginfo.ca.gov.

C. County Counsel Report

No report.

D. County Supervisor Report

Supervisor John Leopold reported that on the advice of this Commission, he and Supervisor Coonerty had the Board of Supervisors oppose AB761 at the last meeting, and Supervisor Leopold is meeting with Senator Simitian tomorrow and will discuss this legislation with him.

County budget hearings start June 15th. There are historic cuts in the County budget, which includes \$23 million in cuts. Two hundred and twelve positions will be cut, which includes every part of the County. Assemblymember Monning said there is not one vote in Sacramento to raise revenues so it all has to be done by making cuts. One part of County government that has money is the RDA. Supervisor Leopold is holding workshops to see how County residents would like this money spent. The mobilehome changeout program, helping residents buy their parks, and park upgrades utilize RDA funds.

The workshops being held by Supervisor Leopold provide residents with an opportunity to have a voice in how they would like the money spent. These meetings provide a process where residents' ideas will feed the plan that goes to the Board of Supervisors. There is a website with further information: www.buildstrongersoquelandliveoak.com.

III. COMMUNITY INPUT

A letter was sent from Central Coast Energy Services which is a federal and state funded program for low income residents. It is not just for weatherizing, but it can also be used for furnaces, stoves, etc. This program is good for older mobilehomes that need work. Lee Ann Shenkman will invite Lizet Moreno, of Central Coast Energy Services, to the next Mobilehome Commission meeting.

The County's changeout program subsidizes up to \$60,000 as long as the resident is low income and meets the requirements of the program. There is also a program which will loan up to \$25,000 to improve homes.

A Snug Harbor resident is concerned because lot lines are missing and/or moved in that park, and there are parking issues in the park. The resident has had conversations with the Department of Housing and Community Development (HCD) regarding these issues.

Supervisor Leopold met with the County Planning Director to talk about the issuance of parking permits with no final inspection by the planning department. The Planning Director explained that the problem with regulations is that the county can regulate transporting a home over the county roads, but it cannot regulate inside the park – that is HCD's jurisdiction. The Planning Director did, however, send staff to check, at the recommendation of Supervisor Leopold, and there were a couple of parking discrepancies but the county has no enforcement regarding parking in the park; it is in the jurisdiction of the HCD.

Commissioner Neighbors stated that it is his understanding that there must be permanent markers in the front and in the back of the mobilehome lot, and they cannot be picked up, replaced, or removed. Also, anything that is added to a mobilehome, such as an awning or shed or deck extension, the mobilehome owner must go to the state and obtain a permit.

A member of the public asked if it would be possible for resident input when a two-story mobilehome is installed; can the ordinance be changed or modified so that there is a public hearing offered to residents of the affected mobilehome park before any mobilehome is installed in a park to obtain input on the parking and if a resident is comfortable with property line issues. County Counsel will research whether or not the County has jurisdiction to demand a hearing.

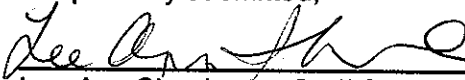
A resident of Blue Pacific Mobilehome Park provided an update. Park residents are still trying to buy the park, and the lawsuit is ongoing. There are also issues regarding yard sales at the park; it was recommended that the residents talk to the park owner about changing the park rules to enable residents to hold yard sales as they had in the past.

A resident of El Rio Mobilehome Park provided an update of that park. A complaint has gone to the District Attorney's office regarding lot line movement. Recommendations were made to the resident that he contact CRLA(California Rural Legal Assistance), Lawyer Referral Service, and the HCD state ombudsman.

IV. ADJOURNMENT

The meeting was adjourned at 10:55 A.M. The next meeting will be June 25, 2009.

Respectfully submitted,



Lee Ann Shenkman, Staff Secretary to the
Mobilehome Commission

Approved:

