

MINUTES

MOBILEHOME COMMISSION MEETING

September 24, 2009

Elena Baskin Live Oak Senior Center

COMMISSIONERS PRESENT:

Jean Brocklebank, 1st District
Mardi Brick, 3rd District
Rick Halterman, 5th District
Carol Lerno, GSMOL Representative
Bonnie Lund, WMHA Representative

COMMISSIONERS ABSENT:

Henry Cleveland, 2nd District
William Neighbors, 4th District

BOARD OF SUPERVISOR LIAISON:

John Leopold, County Supervisor First District

COUNTY COUNSEL:

Marie Costa

SECRETARY:

Lee Ann Shenkman

LEGISLATIVE REPORT:

Jerry Bowles

I. CALL TO ORDER/ ROLL CALL/APPROVAL OF AUGUST MINUTES

Vice Chair Rick Halterman called the meeting to order at 9:30 A.M. There were 7 members of the public in the audience. The minutes of the August 27, 2009, meeting were reviewed and Commissioner Brocklebank made the following correction: Commissioner Brocklebank should be shown as absent from the August 27, 2009, meeting. Upon motion by Commissioner Lerno, seconded by Commissioner Lund, the August 27, 2009, minutes were approved as corrected. Vice Chair Rick Halterman announced that these meetings are recorded.

II. BUSINESS

A. Commissioner Reports

Commissioner Brocklebank reported on Ocean Breeze Mobilehome Park and Central Coast Energy Services. She attended a meeting at Ocean Breeze Mobilehome Park which was attended by residents and the assistant to management of the park to explain pending state legislation regarding mobilehomes, specifically AB 566. Commissioner Brocklebank also clarified that while Central Coast Energy Services is a very good program and she encourages using the program, there are budgetary limitations regarding the amount of services they can provide a resident. Commissioner Lerno commented that it is an excellent program even with its budgetary limitations.

Commissioner Brick reported that she visited a park in her district, Clearview Court, and asked the park manager to share information about the services of Central Coast Energy with the residents of that park. De Anza Mobilehome Park will also be discussing this program at their meeting this Saturday.

Commissioner Halterman informed the Commission that the final hearing on closing Surf and Sand Mobilehome Park was held last night by Capitola City Council. The Council denied an application based on the Mello Act (for the coastal permit) and they denied the application because the relocation report did not adequately mitigate the impact on the displaced residents.

Commissioner Lerno reported that Villa Santa Cruz held a vote to change the bylaws of that park, but the changes were not adopted.

B. Legislative Report

Jerry Bowles informed the Commission that the legislature went out of session on September 11, 2009, and the governor has until October 11, 2009, to sign, veto, or do nothing on a bill. If he does nothing, it becomes law without his signature. There are eight bills that will be carried over as 2-year bills.

One bill that mobilehome park residents should be concerned about is **AB566**, which is legislation concerning conversion of mobilehome parks to condominiums. Mr. Bowles distributed yellow postcards to be signed by all registered voters, even if they do not live in a mobilehome park. GSMOL paid for the printing of the yellow postcards, and GSMOL staff will deliver these cards to the governor. About 20,000 cards have been distributed, and Commissioner Halterman is coordinating the collection of the signed cards. These cards need to be given to the governor as soon as possible. If people would rather write letters, they may do that instead of signing a postcard; both forms of communication are effective.

ABxxxx12, State Budget Bill (Evans) was signed by the governor, therefore, mobilehome registration fees will increase. The fee schedule is listed in the bill itself.

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 thanked the members of the public who attended the Redevelopment Agency workshops. Approximately 250 people attended and participated in the most recent round of workshops. There was strong support at these meetings for affordable housing and mobilehome residents.

At the last meeting of the Board of Supervisors, the Board took action to rescind the Santa Cruz County conversion ordinance. The County has remanded the application to convert Alimur Mobilehome Park to resident ownership to be heard by the Planning Commission for a new hearing

based on the requirements of Government Code §66427.5. It will likely be heard by the Planning Commission at the end of October. Members of the Mobilehome Commission and the public are welcome to attend the Planning Commission meeting.

Commissioner Halterman informed the Commission that Sonoma County has decided to appeal the appellate court decision which determined that Sonoma County's conversion ordinance was preempted by Government Code §66427.5.

Supervisor Leopold discussed the September 15, 2009, letter from Ronald Javore, Assistant Deputy Director of the Department of Housing and Community Development (HCD) Division of Codes and Standards, which was in response to Supervisor Leopold's August 14, 2009, letter to HCD regarding parking problems in Snug Harbor Mobilehome Park.

E. Discussion of Mobilehome Commission Brochure

Commissioner Brocklebank made a motion to print the revised black and white version of the brochure "An Important Message From The Santa Cruz County Mobilehome Commission" for hard-copy distribution; Commissioner Lerno seconded and amended the motion to include placing the colored version of the brochure on the Mobilehome Commission's website; all approved.

F. Draft Thank You Letter to City of Carson

Commissioner Brick made a motion to accept the letter of appreciation from the Mobilehome Commission directed to the City of Carson to be signed by Vice Chair Rick Halterman; Commissioner Lerno seconded; all approved.

G. Review of Space Fee Expenditures

Commissioner Halterman noted that the space fee account has dropped by approximately \$30,000 in the last three years. The space fees are currently \$14 per space per year (\$1.17 per month) and the last time it was increased was sometime between 1989 and 1997. Therefore, the space fee has not been increased for more than twelve years. Commissioner Halterman informed the Commission that in the City of Capitola residents pays \$20 per month for space fees. Commissioner Brocklebank requested that staff prepare calculations for next month's agenda with tentative fee schedules so the Commission can discuss various potential fee increase recommendations and what the total would be based on the number of mobilehomes in the unincorporated area of the County. Supervisor Leopold suggested that staff contact other jurisdictions to find out what space fees they charge.

Commissioner Brocklebank noted that although a small increase in space fees may not seem difficult for many residents to manage financially, everyone should remember that fees for HCD will be increasing next year. Commissioner Lerno added that the premiums for Medicare are increasing next year, and Social Security payments will not be increasing.

III. CORRESPONDENCE

None.

IV. COMMUNITY INPUT

A resident of Blue Pacific Mobilehome Park informed the Commission that the residents are close to the purchase phase of the park.

A resident of Pleasant Acres Mobilehome Park attended the Commission meeting today to ask to whom he can go to obtain information about customary management fees for a mobilehome park because the fees the residents at this park are paying seem excessive. Commissioners recommended that he talk to property management companies that manage mobilehome parks.

V. ADJOURNMENT

The meeting was adjourned at 10:40 A.M. The next meeting will be October 22, 2009.

Respectfully submitted,



Lee Ann Shenkman, Staff Secretary to the
Mobilehome Commission

Approved: 
