

# **MOBILEHOME COMMISSION 2007 ANNUAL REPORT**

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## **I. ROLE OF COMMISSION**

The duties of the Commission are: (1) to study proposed state and federal legislation relating to mobilehome living; (2) assess the needs of persons living in mobilehomes; (3) submit an annual recommendation to the Board of Supervisors regarding the reasonable rate of return on capital improvements allowable as an adjustment under the mobilehome rent adjustment code; and (4) accept public input on any matter within the jurisdiction of the Commission and make recommendations to the Board of Supervisors when appropriate.

## **II. MEETING DATES**

The Commission meets eleven (11) times per year, on the fourth Thursday of the month at 9:30 a.m. at the Elena Baskin Live Oak Senior Center, 1777 Capitola Avenue, Santa Cruz, California. The Commission combines the November and December meeting and meets in late November or early December.

## **III. COMMISSION STRUCTURE**

The Commission consists of seven (7) persons appointed by the Board of Supervisors: one (1) member nominated by the Golden State Mobilehome Owners League; one (1) member nominated by the Western Mobilehome Association; and five (5) members, each nominated by a County Supervisor.

## **IV. COMMISSION STAFF**

The Commission is staffed by the County Counsel's Office.

## **V. ATTENDANCE**

See attachment. One Commissioner resigned in 2007. Mary L. Hanley was appointed to the Commission.

## **VI. GOALS AND ACCOMPLISHMENTS**

- There were four resident petitions filed in 2007. Three were settled prior to the hearings, the fourth was still pending at the time of this writing.
- Mobilehome Commissioners participated in monthly meetings.
- Senior Citizens Legal Services (SCLS) contracts with the County to provide legal assistance to County mobilehome park residents regarding state mobilehome law,

general or special rent adjustment issues, and issues related to park conversions. In 2007, eight (8) referrals were made to SCLS, which included rent control and park conversion issues.

- County Counsel staff responded to inquiries from the public regarding the County mobilehome rent adjustment regulations.
- The Commission followed proposed and new legislation that affected mobilehome park residents and kept informed of lawsuits filed against local and state jurisdictions.
- The Commission created a comprehensive website (<http://sccounty01.co.santa-cruz.ca.us/mhc/index.html>) which includes a description of the Commission and links to the County's mobilehome rent adjustment code, hearing petition, frequently asked questions, mobilehome park listings in the County, and links to numerous state and local agencies and associations to help and inform mobilehome park residents.
- The Commission updated its pamphlet, "To Prospective Mobilehome Owners: Things You Should Know Before You Sign," for distribution to potential mobilehome park residents.
- The Commission wrote a letter to the Board of Supervisors recommending the reasonable rate of return for qualified mobilehome park capital improvements remain at 12%.
- The Commission wrote a letter to the Board of Supervisors requesting that the Board take legislative action in 2008 to ensure that mobilehome park residents understand the impact of signing a long-term lease agreement.
- The Commission benefited from the attendance of eight special guests. Jerry Bowles regularly attended the Commission meetings to update the Commission on pending legislation. Rod Quartararo of Bay Federal Credit Union also regularly attended the meetings to address mobilehome lending issues. Rahn Garcia (Chief Assistant County Counsel) addressed the Commission regarding the issues of the resident park conversion process and effect it might have on residents in parks in Santa Cruz County. Erik Shapiro and Patrick Heisinger of the County Planning Department gave a presentation on County programs available to mobilehome owners including the change-out pilot program, the first-time homebuyers programs, and the small-scale mobilehome rehab program. Maureen McCarty, a representative from Senator Joe Simitian's office, gave a presentation on Senator Simitian's concerns with issues involving mobilehome park residents. Tom Melkonian, of the County Information Services Department, presented the Commission's new website. Mary James from the State Department of Housing presented the Commission with information regarding the Section 8 Housing Program.

## **VII. FUTURE GOALS**

The Commission's goals for 2008 are to:

1. Encourage public attendance and input by mobilehome park residents and park owners at monthly Commission meetings to assess the needs of the mobilehome park community.
2. Study, discuss, and make recommendations to the Board of Supervisors regarding state and local legislative and mobilehome issues.
3. Continue reviewing the County's mobilehome rent adjustment code.
4. Track the amount of public attendance at the monthly Mobilehome Commission meetings.

## **VIII. RECOMMENDATIONS**

- The Mobilehome Commission recommends that the Board of Supervisors take legislative action to ensure that mobilehome park residents understand the impact of signing a long-term lease agreement.
- The Mobilehome Commission recommends that the Board of Supervisors support legislation which upholds rent control in mobilehome parks.

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Lee Ann Shenkman  
Secretary to the Mobilehome Commission

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## 2007 ATTENDANCE ROSTER

2007	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER/ DECEMBER
JEAN BROCKLEBANK 1 <sup>st</sup> District	X	X	X	X	X	X	X	X	X	X	X
HENRY CLEVELAND** 2 <sup>nd</sup> District	X	X	X	X	X	X	X	X	X	X	X
MARY LOUISE CROWTHER 4th District	X	X	X	X	X	A	A	X	X	X	X
RICK HALTERMAN 5th District	X	X	X	X	X	X	X	X	X	X	X
RUTH HUNTER 3rd District	X	X	A	R	-	-	-	-	-	-	-
MARY HANLEY 3rd District	-	-	-	-	-	-	-	-	X	X	X
CAROL LERNO* GSMOL Rep.	X	X	X	X	X	X	X	X	X	X	X
BONNIE LUND WMHA Rep.	X	A	X	X	A	X	X	X	X	X	X
PUBLIC ATTENDANCE	5	11	7	11	14	9	15	11	15	11	8

\* CHAIR

\*\* VICE CHAIR

A = ABSENT  
X = PRESENT  
R = RESIGNED  
T = TERM EXPIRED