

# MOBILEHOME COMMISSION MEETING

Elena Baskin Live Oak Senior Center  
1777 Capitola Road, Santa Cruz, California 95062

January 24, 2008

**9:30 AM**

- I. Call to Order/Roll Call/Approval of November-December Minutes/Agenda Additions
- II. Business
  - a. Commissioner Reports
  - b. Legislation (Including SB900 Update)
  - c. County Counsel Report
- III. Correspondence
  - a. November 29, 2007, Letter to Board of Supervisors Requesting Opposition to AB 1309
  - b. November 29, 2007, Letter to Board of Supervisors Requesting 2008 Proposed Legislation Regarding Written Acknowledgement By Mobilehome Park Residents of the Ramifications of Executing a Lease Greater Than 12 Months
  - c. January 9, 2008, Letter of Appreciation to Mobilehome Commissioners from Chairperson Janet K. Beautz, Board of Supervisors
- IV. Community Input
- V. Adjournment

**The Next Mobilehome Commission Meeting Will Be February 28, 2008.**

As a courtesy to those persons affected, please attend the meeting smoke and scent free. Please turn off cell phones.

Mobilehome Commission By-Laws, Paragraph 7, Agenda states: Public participation in Commission meetings shall be allowed as follows:

- 1. An opportunity for members of the public to directly address the Commission on any item on the agenda of interest to the public shall be provided before or during the Commission's consideration of the item.
- 2. In addition, the agenda will provide for community oral communication on the items not on the agenda, which are within the subject matter jurisdiction of the Commission, at the end of each regular meeting agenda.

**For further information, please contact the office of the County Counsel at 454-2040.**

# **MINUTES**

## **MOBILEHOME COMMISSION MEETING**

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**January 24, 2008**

### **Elena Baskin Live Oak Senior Center**

**COMMISSIONERS PRESENT:** Jean Brocklebank, 1<sup>ST</sup> District  
Henry Cleveland, 2<sup>ND</sup> District  
Mary Crowther, 4<sup>th</sup> District  
Rick Halterman, 5<sup>TH</sup> District  
Bonnie Lund, WMHA Representative

**COMMISSIONERS ABSENT:** Carol Lerno, GSMOL Representative  
Mary L. Hanley, 3<sup>rd</sup> District

**BOARD OF SUPERVISORS  
REPRESENTATIVE:** David Reetz

**COUNTY COUNSEL:** Absent

**SECRETARY:** Lynn Guio for Lee Ann Shenkman

**GUESTS:** None

Vice Chair Henry Cleveland called the meeting to order at 9:30 a.m. There were 8 members of the public in the audience. The minutes of the November 29, 2007, meeting were reviewed and upon motion by Commissioner Brocklebank, seconded by Commissioner Crowther, the November 29, 2007, minutes were approved.

#### **I. ADDITIONS AND DELETIONS TO THE AGENDA**

Commissioner Brocklebank added Item D to the agenda for a discussion regarding the Santa Cruz Property Rights Initiative.

#### **II. BUSINESS**

##### **A. Commissioner Reports**

Commissioner Halterman informed the Commission that the eminent domain Jarvis initiative (#1248) qualified for the June ballot. An announcement will be made today as to whether or not the initiative sponsored by the League of Cities (#1251) will qualify for the ballot.

Commissioner Brocklebank updated the Commission regarding the Blue and Gold Homeowners' Association. She has been working with Will Constantine and there will be a Homeowners' Association meeting on February 28, 2008. The goal is to go to each park before the June 5, 2008, election to inform the residents on initiatives 1248 and 1251.

## **B. Legislation**

Rick Halterman updated the Commission on three bills. SB900 is in the Assembly Housing Committee. The Committee has not yet decided on what amendments they will make to the bill.

AB1309, a two-year bill which would provide for vacancy decontrol, must pass out of the Assembly by the end of January.

AB 285 failed. This was a bill that would have changed the state code and would have made exceptions regarding second homes which would have allowed some to be under rent control.

## **C. County Counsel Report**

County Counsel was not in attendance. At next month's meeting County Counsel will update the Commission regarding the status of the Alimur Park lawsuit.

## **D. Santa Cruz Property Rights Initiative**

Commissioner Brocklebank informed the Commission that on October 5, 2007, there was a public notice in the Santa Cruz Sentinel entitled "The Santa Cruz Property Rights Initiative," proponents George Drysdale and Steven Douglas. Commissioner Brocklebank has seen nothing else regarding this since that date. No action needs to be taken at this time.

## **III. CORRESPONDENCE**

The following letters were provided to the Commission:

- A. November 29, 2007, Letter to Board of Supervisors Requesting Opposition to AB 1309
- B. November 29, 2007, Letter to Board of Supervisors Requesting 2008 Proposed Legislation Regarding Written Acknowledgement By Mobilehome Park Residents of the Ramifications of Executing a Lease Greater Than 12 Months
- C. January 9, 2008, Letter of Appreciation to Mobilehome Commissioners from Chairperson Janet K. Beautz, Board of Supervisors

A letter from the City of Berkeley opposing Initiative 1248 was distributed at the meeting. At a later date, the Mobilehome Commission may request the Santa Cruz County Board of Supervisors to oppose this initiative.

## **IV. COMMUNITY INPUT**

A resident of Blue Pacific Mobilehome Park updated the Commission on that park's lawsuit. The court gave the park owner a six-month extension. The residents are also in the midst of a rent adjustment hearing which is scheduled for March. The hearing officer is Stephania Francone.

The newly elected president of the Homeowners' Association of San Lorenzo Mobilehome Park (previously known as Smithwoods) informed the Commission of alleged violations in the park.

A resident of El Rio Mobilehome Park alleged there are property line problems in the park. Commissioner Halterman provided him with his phone number to discuss the issues with him, and recommended that the resident contact John Barisone, the Santa Cruz City Attorney, regarding legalities of what is going on in the park.

**V. ADJOURNMENT**

The meeting was adjourned at 10:30 A.M. The next meeting will be February 28, 2008.

Respectfully submitted,

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Lynn Guio, Staff Secretary to the  
Mobilehome Commission

Approved: \_\_\_\_\_

# MOBILEHOME COMMISSION MEETING

Elena Baskin Live Oak Senior Center  
1777 Capitola Road, Santa Cruz, California 95062

February 28, 2008

**9:30 AM**

- I. Call to Order/Roll Call/Approval of January Minutes/Agenda Additions
- II. Business
  - a. Commissioner Reports
  - b. Legislation
  - c. County Counsel Report
  - d. Website Update
- III. Correspondence
  - None
- IV. Community Input
- V. Adjournment

**The Next Mobilehome Commission Meeting Will Be March 27, 2008.**

As a courtesy to those persons affected, please attend the meeting smoke and scent free. Please turn off cell phones.

Mobilehome Commission By-Laws, Paragraph 7, Agenda states: Public participation in Commission meetings shall be allowed as follows:

- 1. An opportunity for members of the public to directly address the Commission on any item on the agenda of interest to the public shall be provided before or during the Commission's consideration of the item.
- 2. In addition, the agenda will provide for community oral communication on the items not on the agenda, which are within the subject matter jurisdiction of the Commission, at the end of each regular meeting agenda.

**For further information, please contact the office of the County Counsel at 454-2040.**

**Mobilehome Commission Website: <http://sccounty01.co.santa-cruz.ca.us/mhc/index.html>**

# **MINUTES MOBILEHOME COMMISSION MEETING**

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**February 28, 2008**

## **Elena Baskin Live Oak Senior Center**

**COMMISSIONERS PRESENT:** Jean Brocklebank, 1<sup>ST</sup> District  
Henry Cleveland, 2<sup>ND</sup> District  
Mary Crowther, 4<sup>th</sup> District  
Rick Halterman, 5<sup>TH</sup> District  
Mary L. Hanley, 3<sup>rd</sup> District  
Carol Lerno, GSMOL Representative  
Bonnie Lund, WMHA Representative

**COMMISSIONERS ABSENT:** None

**BOARD OF SUPERVISORS  
REPRESENTATIVE:** Janet K. Beautz

**COUNTY COUNSEL:** Marie Costa

**SECRETARY:** Lee Ann Shenkman

**GUESTS:** None

Chair Carol Lerno called the meeting to order at 9:30 a.m. There were 12 members of the public in the audience. The minutes of the January 24, 2008, meeting were reviewed and upon motion by Commissioner Brocklebank, seconded by Commissioner Cleveland, the January 24, 2008, minutes were approved.

### **I. ADDITIONS AND DELETIONS TO THE AGENDA**

Commissioner Cleveland added Item E to the agenda for a discussion regarding the Solutions Summit.

### **II. BUSINESS**

#### **A. Commissioner Reports**

Commissioner Cleveland informed the Commission that there was an article by Patrick Dwire and Chris J. Magyar about Pacific Mobilehome Park, "This Land is Your Land, This Land is My Land" on Valentine's Day in the Good Times, regarding sham conversions and Proposition 98. The article can be obtained on the Good Times website, [www.GTweekly.com](http://www.GTweekly.com).

Commissioner Halterman discussed the following four items: (1) a portion of the lawsuit brought by the owners of Surf and Sand was dismissed by the Federal court because it was time-barred, and the sham conversion issue was also dismissed because the owners did not conduct a survey; the owners have 21 days to amend their complaint, and only if they have a good faith reason; the park owners can file in state court; (2) a new eminent domain initiative (#1331) is circulating which seems to deal strictly with eminent domain; (3) it appears that the Democratic Women's Club will be endorsing Proposition 99; and, (4) the Democratic Women's Club is willing to have their April meeting hosted by and held at a mobilehome park if one is available.

Commissioner Brocklebank reminded the Commission that the Blue & Gold Mobilehome Park residents are having a meeting tonight with Will Constantine, Supervisor Jan Beautz, and Commissioner Brocklebank. The topics of discussion will include Propositions 98 and 99, and any questions the residents may have on the rent control ordinance and sham conversions. Commissioner Brocklebank informed the Commission that Mr. Constantine is willing to go to mobilehome parks and conduct this same presentation on Propositions 98 and 99 for educational purposes.

Supervisor Jan Beautz informed the Commission that a lawsuit was filed by the Eminent Domain Reform Now Coalition in Sacramento County in Superior Court asking the judge to change the title of Proposition 98 (which will appear on the June 3<sup>rd</sup> ballot) to include mention of the measure's rent control provisions. The Coalition believes that challenging the inaccuracy of the official title is imperative because the title is what many voters read first; the voters should be informed upfront that Measure 98 abolishes rent control. The official title of the measure prepared by the California Attorney General's Office only mentions the eminent domain provisions and excludes any mention of eliminating rent control. The position of the Coalition is that the official title of an initiative is supposed to summarize the principal provisions of a measure. The lawsuit also contends that the principal provisions of Proposition 98 would interfere with local land use and environmental laws and regulations and should also be included in the title and summary. There is no mention either in title or summary of these critical provisions. The hearing on this lawsuit is set for March 7, 2008, in Sacramento County, Superior Court.

## **B. Legislation**

Jerry Bowles informed the Commission that the League of California Cities and GSMOL and other organizations are working on an article regarding Propositions 98 and 99. Mr. Bowles also distributed a list of bills which is updated every two weeks on the Senate Select Committee's website, <http://www.sen.ca.gov/mobilehome>. The hearing of SB 900 was cancelled at the request of the bill's author. This cancellation will provide extra time to possibly obtain enough votes to pass this bill out of committee.

SB 1107 is a new bill for this year, and it will not be heard until March. Other new bills for this year include SB1122, SB1226, SB1234, and SB1452. The earliest these bills can be heard is March 11<sup>th</sup> for SB 1122; the other bills can be heard after March 16<sup>th</sup>. All of these bills can be found on the Senate Select Committee website. Bills that have died include AB217, AB285, and AB1309. No date has been set for hearing AB567. AB2050 can be heard after March 21<sup>st</sup>; AB952 is inactive and has too much opposition.

## **C. County Counsel Report**

County Counsel provided a status report to the Commission regarding Alimur Mobilehome Park. No trial date has been set; the parties are in the discovery stage of the litigation.

## **D. Mobilehome Commission Website Update**

Commissioner Cleveland prepared a draft press release regarding the existence of the

Mobilehome Commission's website. Commissioner Lund made a motion that the Commission give County Counsel the authority to change the language of the press release where appropriate and issue the press release; seconded by Commissioner Crowther; approved. Commissioner Brocklebank requested that the press release be sent to KUSP.

Commissioner Cleveland made a motion that the Mobilehome Commission meeting time and location be added to the "Meetings" page on the website; Commissioner Crowther seconded; approved.

**E. Solutions Summit 2008 (add on)**

On March 19<sup>th</sup> there will be a panel discussion regarding challenges to the communities of seniors and adults with disabilities. The Area Agency on Aging Advisory Council is convening this summit to strategize how to work in collaboration to resolve some of these challenges. Commissioners Crowther and Lerno may attend, and if so, they will report back to the Mobilehome Commission.

**III. CORRESPONDENCE**

None

**IV. COMMUNITY INPUT**

A resident from El Rio Mobilehome Park was provided information by the Commission as to whom to contact regarding property line issues in the park, including a recommendation that he contact the Housing and Community Development (HCD) Ombudsman at 800-952-5275. The HCD deals with lot line issues in mobilehome parks, and the Ombudsman deals with most parks, including resident owned parks. The resident was informed that Title 25 of the CA Code of Regulations, section 1000, applies to mobilehome parks throughout the state, and section 1105 refers to lot line changes.

A resident of Blue Pacific Mobilehome Park informed the Commission that his park's (a) rent adjustment hearing will occur on March 13<sup>th</sup>, and (b) mediation for the park's lawsuit may be delayed.

**V. ADJOURNMENT**

The meeting was adjourned at 10:35 A.M. The next meeting will be March 27, 2008.

Respectfully submitted,

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Lee Ann Shenkman, Staff Secretary to the  
Mobilehome Commission

Approved: \_\_\_\_\_



# MOBILEHOME COMMISSION MEETING

Elena Baskin Live Oak Senior Center  
1777 Capitola Road, Santa Cruz, California 95062

March 27, 2008

**9:30 AM**

- I. Call to Order/Roll Call/Approval of February Minutes/Agenda Additions
- II. Business
  - a. Commissioner Reports
  - b. Legislation
  - c. County Counsel Report
  - d. Website Update
- III. Correspondence
  - None
- IV. Community Input
- V. Adjournment

**The Next Mobilehome Commission Meeting Will Be April 24, 2008.**

As a courtesy to those persons affected, please attend the meeting smoke and scent free. Please turn off cell phones.

Mobilehome Commission By-Laws, Paragraph 7, Agenda states: Public participation in Commission meetings shall be allowed as follows:

1. An opportunity for members of the public to directly address the Commission on any item on the agenda of interest to the public shall be provided before or during the Commission's consideration of the item.
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**Mobilehome Commission Website: <http://sccounty01.co.santa-cruz.ca.us/mhc/index.html>**

# **MINUTES**

## **MOBILEHOME COMMISSION MEETING**

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**March 27, 2008**

### **Elena Baskin Live Oak Senior Center**

**COMMISSIONERS PRESENT:** Jean Brocklebank, 1<sup>ST</sup> District  
Henry Cleveland, 2<sup>ND</sup> District  
Mary Crowther, 4<sup>th</sup> District  
Rick Halterman, 5<sup>TH</sup> District  
Mary L. Hanley, 3<sup>rd</sup> District  
Carol Lerno, GSMOL Representative  
Bonnie Lund, WMHA Representative

**COMMISSIONERS ABSENT:** None

**BOARD OF SUPERVISORS REPRESENTATIVE:** Janet K. Beautz

**COUNTY COUNSEL:** Marie Costa

**SECRETARY:** Lee Ann Shenkman

**GUESTS:** Jerry Bowles

Chair Carol Lerno called the meeting to order at 9:30 A.M. There were 10 members of the public in the audience. The minutes of the February 28, 2008, meeting were reviewed and upon motion by Commissioner Brocklebank, seconded by Commissioner Crowther, the February 28, 2008, minutes were approved.

#### **I. ADDITIONS AND DELETIONS TO THE AGENDA**

None.

#### **II. BUSINESS**

##### **A. Commissioner Reports**

Commissioner Halterman informed the Commission that: (1) the park owner of Surf and Sand appealed the lawsuit, (2) the Santa Cruz Democratic Women's Club supports Proposition 99, and (3) the residents of Castle Park have received notice that that park will be closed by the owners the first week of March 2008.

Commissioner Brocklebank updated the Commission on a Blue and Gold Mobilehome Park resident meeting which focused on Propositions 98 and 99. She reminded the Commissioners that Will Constantine is willing to go to other mobilehome parks to discuss these propositions. Commissioner Brocklebank also informed the Commission that she and Terry Hancock of Senior Citizens Legal Services are working with residents of Yacht Harbor Manor regarding long-term leases in parks and the appropriate base rent after a long-term lease has expired.

Commissioner Lerno informed the Commission that Villa Santa Cruz is still working on parcelization of that park.

Commissioner Crowther updated the Commission on litigation involving Monterey Vista Mobile Estates. The residents have appealed the decision which came out of the lawsuit, and oral argument is anticipated in July.

## **B. Legislation**

Jerry Bowles updated the Commission on current legislation. AB 2857 has to do with mobilehome park infrastructure and making loans. This bill was introduced on February 22, 2008, and has not yet been scheduled for hearing in the Assembly Housing Committee. SB 1433 is a dead bill. Mr. Bowles reminded the Commission that legislative information is updated every two weeks and can be obtained from the Senate Select Committee's website, <http://www.sen.ca.gov/mobilehome>.

The Assembly and Senate are discussing health care and the state budget right now and they will again review the budget in May. Therefore, there will be time in April for the Assembly and Senate to work on bills.

Propositions 98 and 99 are the only propositions on the June 3<sup>rd</sup> ballot.

## **C. County Counsel Report**

None

## **D. Website Update**

County Counsel provided a report on the Commission's website. The County Administrative Office will be releasing the press release regarding the Commission's website. Commission requested changes in the website have been made including the addition of the meeting time and location on the Meetings/Agenda page.

## **III. CORRESPONDENCE**

None

#### **IV. COMMUNITY INPUT**

The homeowners' association in San Lorenzo Mobilehome Park is working with Senior Citizens Legal Services and meeting with the park owners on rent control issues.

A resident of El Rio Mobilehome Park discussed a problem of lot line changes within that park, and informed the Commission that an inspector from the Department of Housing and Community Development (HCD) has inspected the park. The Commission informed the resident that lot line changes are under the jurisdiction of the HCD, and recommended that he continue to work with that agency.

A resident of Blue Pacific Mobilehome Park updated the Commission on the park's lawsuit; the trial is scheduled for June 30, 2008. The general rent adjustment hearing was held on March 13, 2008, and they are awaiting the decision.

#### **V. ADJOURNMENT**

The meeting was adjourned at 10:45 A.M. The next meeting will be April 24, 2008.

Respectfully submitted,

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Lee Ann Shenkman, Staff Secretary to the  
Mobilehome Commission

Approved: \_\_\_\_\_

# MOBILEHOME COMMISSION MEETING

Elena Baskin Live Oak Senior Center  
1777 Capitola Road, Santa Cruz, California 95062

April 24, 2008

**9:30 AM**

- I. Call to Order/Roll Call/Approval of March Minutes/Agenda Additions
- II. Business
  - a. Commissioner Reports
  - b. Legislation
  - c. County Counsel Report
- III. Correspondence
  - None
- IV. Community Input
- V. Adjournment

**The Next Mobilehome Commission Meeting Will Be May 22, 2008.**

As a courtesy to those persons affected, please attend the meeting smoke and scent free. Please turn off cell phones.

Mobilehome Commission By-Laws, Paragraph 7, Agenda states: Public participation in Commission meetings shall be allowed as follows:

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**Mobilehome Commission Website: <http://sccounty01.co.santa-cruz.ca.us/mhc/index.html>**

# **MINUTES**

## **MOBILEHOME COMMISSION MEETING**

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**April 24, 2008**

### **Elena Baskin Live Oak Senior Center**

**COMMISSIONERS PRESENT:** Jean Brocklebank, 1<sup>ST</sup> District  
Henry Cleveland, 2<sup>ND</sup> District  
Mary Crowther, 4<sup>th</sup> District  
Rick Halterman, 5<sup>TH</sup> District  
Mary L. Hanley, 3<sup>rd</sup> District  
Carol Lerno, GSMOL Representative  
Bonnie Lund, WMHA Representative

**COMMISSIONERS ABSENT:** None

**BOARD OF SUPERVISORS REPRESENTATIVE:** Janet K. Beautz

**COUNTY COUNSEL:** Marie Costa

**SECRETARY:** Julianna Panick

**GUEST SPEAKERS:** None

Chair Carol Lerno called the meeting to order at 9:30 A.M. There were 7 members of the public in the audience. The minutes of the March 27, 2008, meeting were reviewed and upon motion by Commissioner Bonnie Lund, seconded by Commissioner Rick Halterman, the March 27, 2008, minutes were approved.

#### **I. ADDITIONS AND DELETIONS TO THE AGENDA**

None

#### **II. BUSINESS**

##### **A. Commissioner Reports**

Commissioner Jean Brocklebank informed the Commission that she will not be at the May Commission meeting. Two residents at Yacht Harbor Manor filed a petition relating to rent control issues. She is in the process of making arrangements to be a guest on a KUSP radio program to discuss Propositions 98 and 99.

Commissioner Henry Cleveland informed the Commission that the residents of Blue Pacific Mobilehome Park are in a settlement conference today and will report back to the Commission next month. They also have the hearing decision on the general rent petition filed by the residents; the residents will report on this next month as well. Commissioner Cleveland thanked County Counsel for including the Commission minutes on the website.

Commissioner Mary Crowther informed the Commission that Will Constantine made a presentation on Propositions 98 and 99 to the residents at Monterey Vista Mobile Estates. The Park residents are contacting others in the Park and in the community to let them know how important it is to vote regarding these two propositions.

Commissioner Rick Halterman informed the Commission that Will Constantine plans to make presentations regarding Propositions 98 and 99 at mobilehome parks with at least 100 spaces. For questions, please call Mr. Constantine at 420-1238 for additional information and a flyer. Also, a good educational website on the Propositions is found at [www.no98yes99.com](http://www.no98yes99.com). In addition, a Google search provides additional websites explaining the impacts of Propositions 98 and 99.

Commissioner Mary Hanley informed the Commission that De Anza Mobilehome Park has been having meetings to discuss timing of rent increases in their park. She will update the Commission at next month's meeting.

Commissioner Carol Lerno informed the Commission that she has been encouraging mobilehome park residents to vote regarding Propositions 98 and 99.

#### **B. Legislation**

Supervisor Jan Beautz reported that the County passed a resolution opposing Proposition 98. She encouraged Park residents to educate the community on the wide impacts of Propositions 98 and 99. She intends to write a column for the Mid-County Post on the importance of No on 98 and Yes on 99.

Rick Halterman announced that Senate Bill 900 (mobilehome park conversion) passed in the State Senate and is now in the State Assembly Housing Committee where they are working on the bill.

#### **C. County Counsel Report**

No Report

### **III. CORRESPONDENCE**

No Correspondence

### **IV. COMMUNITY INPUT**

A resident of San Lorenzo Valley Mobilehome Park discussed the importance of educating the public on the impacts of Proposition 98 on the economy, not just its impact on rent control concerns. There are over 195 organizations opposing this proposition.

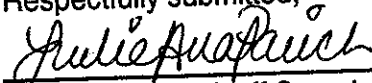
Fay Alexander, of the Seniors Commission, informed the Mobile Home Commission that her organization is interested in the concerns of the Mobilehome Commission. She stated that the Seniors Commission recommended to the County Board of Supervisors that they support Proposition 99.

A resident of Vista Del Lago Park in Scotts Valley informed the Commission of the activities in her park related to Propositions 98 and 99. On May 7, 2008, at 7:00 P.M., the park is holding a meeting with a presentation by Will Constantine, Jim Gullion of GSMOL and Deanna Sessums regarding Propositions 98 and 99. The public is invited. Parking is limited and attendees are encouraged to carpool.


**V. ADJOURNMENT**

The meeting was adjourned at 10:30 A.M. The next meeting will be May 22, 2008.

Respectfully submitted,



Juliana Panick, Staff Secretary to the  
Mobilehome Commission

Approved: 



# MOBILEHOME COMMISSION MEETING

Elena Baskin Live Oak Senior Center  
1777 Capitola Road, Santa Cruz, California 95062

May 22, 2008

**9:30 AM**

- I. Call to Order/Roll Call/Approval of April Minutes/Agenda Additions
- II. Business
  - a. Commissioner Reports
  - b. Legislation
  - c. County Counsel Report
- III. Correspondence
  - April 30, 2008, Letter from Rich Wills
- IV. Community Input
- V. Adjournment

**The Next Mobilehome Commission Meeting Will Be June 26, 2008.**

As a courtesy to those persons affected, please attend the meeting smoke and scent free. Please turn off cell phones.

Mobilehome Commission By-Laws, Paragraph 7, Agenda states: Public participation in Commission meetings shall be allowed as follows:

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# **MINUTES**

## **MOBILEHOME COMMISSION MEETING**

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**May 22, 2008**

### **Elena Baskin Live Oak Senior Center**

**COMMISSIONERS PRESENT:** Henry Cleveland, 2<sup>nd</sup> District  
Mary Crowther, 4<sup>th</sup> District  
Mary L. Hanley, 3<sup>rd</sup> District  
Carol Lerno, GSMOL Representative  
Bonnie Lund, WMHA Representative

**COMMISSIONERS ABSENT:** Jean Brocklebank, 1<sup>st</sup> District  
Rick Halterman, 5<sup>th</sup> District

**BOARD OF SUPERVISORS  
REPRESENTATIVE:** Janet K. Beautz

**COUNTY COUNSEL:** Marie Costa

**SECRETARY:** Lee Ann Shenkman

**LEGISLATIVE REPORT:** Jerry Bowles

**GUEST SPEAKERS:** None

Chair Carol Lerno called the meeting to order at 9:30 A.M. There were 7 members of the public in the audience. The minutes of the April 24, 2008, meeting were reviewed and upon motion by Commissioner Crowther, seconded by Commissioner Hanley, the April 24, 2008, minutes were approved.

#### **I. ADDITIONS AND DELETIONS TO THE AGENDA**

No additions.

#### **II. BUSINESS**

##### **A. Commissioner Reports**

Commissioner Henry Cleveland informed the Commission that Senator Simitian is having an ice cream social this afternoon at his office at 701 Ocean Street, Santa Cruz.

Commissioner Mary Crowther reported that Monterey Vista Mobile Estates had its annual meeting and the board members were reelected for 2 more years. The Board has been successful in informing park residents on the vote for Propositions 98 & 99.

Commissioner Carol Lerno reported that Villa Santa Cruz voted not to parcelize the park.

## **B. Legislative Report**

Jerry Bowles updated the Commission on the following bills:

SB127 (Kuehl; resale disclosure bill) is being heard today for the third time on the Assembly floor;

SB541 (Alquist; income requirements for residency) is pending on the Assembly floor inactive file;

SB900 (Corbett; park condo conversion) will be heard on June 4 in the Assembly Housing Committee; letters and cards in support of this bill will be important; letters should be mailed to the Assembly Housing Committee;

SB1107 (Correa; disabled accommodations) will be in a hearing on June 18 in the Assembly Housing Committee (if a person is disabled, park management cannot deny a homeowner the right to install disabled accommodations to their home or space; reasonable accommodations);

SB1122 (Correa; mobilehome park inspections) will be heard in Senate Appropriations today and will then probably move to the floor and then to the Assembly;

SB1226 (Alquist; mobilehome park infrastructure rehabilitation) will be in the Senate Appropriations today. This bill would make funds available either in the form of grants or low interest loans;

SB1498 (Committee on the Judiciary; Omnibus Judiciary Maintenance of the Codes) will make minor corrections in the mobilehome residency law relating to the resale of a mobilehome in a park;

AB567 (Saldana; CID Bureau) is going to hearing on the Senate Transportation and Housing Committee on June 10, 2008. This is to set up a Bureau where residents in resident owned parks can call in or appeal to HCD; this bill has a finance attachment to it;

AB952 (Mullin; CID Assessments) is being held in committee by request of the author;

AB1111 (DeSauliner; senior mobilehome parks) is going through a third reading today in the Senate and then will go to the Governor; this bill provides cities and counties with the authority to adopt ordinances to prevent mobilehome park management without local approval from changing or striking a park rule limiting residency to seniors in order to make the park open to all ages;

AB2554 (Mullin; mobilehome parks act – inspections) passed the Assembly floor by 75 to zero and is now in the Senate Transportation and Housing Committee waiting for a date to be heard; this bill requires HCD to assume responsibility for code inspection in mobilehome parks from local agencies;

AB2857 (Lieber; mobilehome park master metered parks – CARE Program) passed the Utilities Committee by 11 to 1, passed the Assembly Appropriations by 11-5, and was sent to the Assembly floor waiting for a vote. This bill provides that residents in mobilehome parks that are master metered cannot be denied eligibility for the CARE utility discount program because the park has not sub-metered 100% of its spaces.

**C. County Counsel Report**

The Commission's vote for the Mobilehome Commission Chair and Vice Chair positions will occur at next month's meeting.

**III. CORRESPONDENCE**

April 30, 2008, Letter from Rich Wills

**IV. COMMUNITY INPUT**

A resident of Blue Pacific reported that the rent adjustment hearing did not go as well as the residents expected. The hearing officer passed through most of the work that was done on the road and the swimming pool, however the residents have asked for reconsideration regarding the amortization period. The residents' failure to maintain lawsuit is in mediation; the court date has been extended for the second time and is now scheduled for October 2008.

Will Constantine has been very helpful in the "No on 98" campaign. Others in the community have also been active in the campaign against Proposition 98. A request was also made to the radio station KPIG to give equal time to the argument against Proposition 98.

**V. ADJOURNMENT**

Commissioner Cleveland made a motion to adjourn. The meeting was adjourned at 10 A.M. The next meeting will be June 26, 2008.

Respectfully submitted,

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Lee Ann Shenkman, Staff Secretary to the  
Mobilehome Commission

Approved: \_\_\_\_\_

# **MOBILEHOME COMMISSION MEETING**

Elena Baskin Live Oak Senior Center  
1777 Capitola Road, Santa Cruz, California 95062

**June 26, 2008**

**9:30 AM**

- I. Call to Order/Roll Call/Approval of May Minutes/Agenda Additions
- II. Business
  - a. Commissioner Reports
  - b. Legislative Report
  - c. Election of Chair and Vice Chair
  - d. Discussion of: (a) park owners' July 1, 2008, last day to submit data and supporting documents on reasonable rate of return on capital improvements, and (b) July 24, 2008, public hearing on reasonable rate of return in accordance with Santa Cruz County Code Section 13.32.092
  - e. County Counsel Report
- III. Correspondence
- IV. Community Input
- V. Adjournment

**The next Mobilehome Commission meeting will be July 24, 2008.**

As a courtesy to those persons affected, please attend the meeting smoke and scent free. Please turn off cell phones.

Mobilehome Commission By-Laws, Paragraph 7, Agenda states: Public participation in Commission meetings shall be allowed as follows:

- 1. An opportunity for members of the public to directly address the Commission on any item on the agenda of interest to the public shall be provided before or during the Commission's consideration of the item.
- 2. In addition, the agenda will provide for community oral communication on the items not on the agenda, which are within the subject matter jurisdiction of the Commission, at the end of each regular meeting agenda.

**For further information, please contact the office of the County Counsel at 454-2040.**

**Mobilehome Commission Website: <http://sccounty01.co.santa-cruz.ca.us/mhc/index.html>**

# **MINUTES**

## **MOBILEHOME COMMISSION MEETING**

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**June 26, 2008**

### **Elena Baskin Live Oak Senior Center**

**COMMISSIONERS PRESENT:**

Jean Brocklebank, 1<sup>st</sup> District  
Henry Cleveland, 2<sup>nd</sup> District  
Mary Crowther, 4<sup>th</sup> District  
Rick Halterman, 5<sup>th</sup> District  
Mary L. Hanley, 3<sup>rd</sup> District  
Carol Lerno, GSMOL Representative  
Bonnie Lund, WMHA Representative

**BOARD OF SUPERVISORS  
REPRESENTATIVE:**

David Reetz, County Supervisor's Analyst

**COUNTY COUNSEL:**

Not Present

**SECRETARY:**

Lee Ann Shenkman

**LEGISLATIVE REPORT:**

Jerry Bowles

Chair Carol Lerno called the meeting to order at 9:30 A.M. There were 9 members of the public in the audience. The minutes of the May 22, 2008, meeting were reviewed and upon motion by Commissioner Crowther seconded by Commissioner Cleveland, the May 22, 2008, minutes were approved.

**I. ADDITIONS AND DELETIONS TO THE AGENDA**

No additions or deletions.

**II. BUSINESS**

**A. Commissioner Reports**

Commissioner Halterman informed the Commission that the backers of Proposition 98 will pursue the issues legislatively since the Proposition lost in the June election. On another issue, residents at Cabrillo Mobilehome Park in Capitola were successful in seeking rent reduction from the Capitola City Council and won the resulting suit brought by the park owners.

Commissioner Crowther will report back next month on whether or not the City of Watsonville has an ordinance similar to the Santa Cruz County ordinance which addresses the process required for mobilehome park "sham" conversions. Commissioner Crowther also

reported that a representative from Community Emergency Response Team (CERTS) attended the Homeowner's Association meeting at Monterey Vista Mobile Estates. CERTS ([www.certs.org](http://www.certs.org)) educates teams in neighborhoods on how to respond to emergencies.

Commissioner Brocklebank reported that the appeal regarding a rent issue in Yacht Harbor Manor has not yet been resolved.

## **B. Legislative Report**

Jerry Bowles updated the Commission regarding the following bills:

SB 900 (Corbett) is dead; author withdrew it because this bill did not have the necessary support and anticipated it would not be signed by the governor;

SB 127 (Kuehl); resale disclosure; on Assembly floor for 3<sup>rd</sup> reading today;

SB 541 (Alquist); income requirements for residency is in an inactive file and may not be brought back out because there was not much support for it;

SB 1107 (Correa); disabled accommodations is on the 3<sup>rd</sup> reading today on the Assembly floor;

SB 1122 (Correa); mobilehome park inspection program is in Assembly Appropriations Committee but because of the funding and budget shortfall it may not make it through this year;

SB 1386 (Lowenthal); carbon monoxide warning devices is in Assembly Appropriations Committee; no date for a hearing is set at this time;

SB 1498 (Committee on the Judiciary); omnibus judiciary maintenance of the codes is on the consent agenda for today; it passed the Senate Floor and Judiciary Committee;

AB 567 (Saldana); common interest development is in the Senate Judiciary Committee; it is a controversial bill;

AB 822 (Levine); recycling for multiple residential facilities is on its 3<sup>rd</sup> reading today;

AB 952 (Mullin); common interest development assessments; this bill will not be pushed by the author and will probably die on the Senate floor;

AB 1111 (DeSauliner); senior mobilehome parks is on its third reading today;

AB 2554 (Mullin); mobilehome parks act – inspections is on its 3<sup>rd</sup> reading today in the Senate and looks like it will be signed;

AB 2586 (Torrico); notice of utility transmission and notice to quit on property foreclosure has no hearing date set;

AB 2733 (Brownley); real property resale disclosure is on its second reading in the Senate today;

AB 2806 (Karnette); common interest developments – board education requirements is in the Senate judiciary;

AB 2857 (Lieber); mobilehome park master metered parks – CARE program is in the Senate Appropriations committee.

Today is the last day for legislative measures in the Assembly and Senate to qualify for the November 4, 2008, general election. The last day for the Policy Committees to meet the report on bills is June 27, 2008. If a bill does not make it out of committee by tomorrow, it will be dead for the season. Summer recess is July 3 through August 4, 2008; then the legislators will return, and the end of the session is August 31, 2008. At that time, the governor has 30 days to sign the bills.

#### **C. Election of Chair and Vice Chair**

Each June, elections are held for Chair and Vice Chair of the Mobilehome Commission. The terms are for one year.

By a majority vote, Henry Cleveland was elected the Chair of the Mobilehome Commission and Rick Halterman was elected Vice Chair of the Mobilehome Commission, effective July 1, 2008.

#### **D. Discussion Of: (A) Park Owners' July 1, 2008, Last Day To Submit Data And Supporting Documents On Reasonable Rate Of Return On Capital Improvements, And (B) Date Of July Public Hearing On Reasonable Rate Of Return In Accordance With Santa Cruz County Code Section 13.32.092**

The public hearing on the reasonable rate of return is held annually at the Commission's July meeting, which this year is on July 24, 2008. The June Mobilehome Commission agenda was mailed to park owners to remind them of the public hearing next month and the July 1 deadline date to submit information regarding reasonable rate of return.

#### **E. County Counsel Report**

County Counsel provided the Commissioners with a "Summary of Procedures for Motions & Meeting Rules."

### **III. CORRESPONDENCE**

No Correspondence.

### **IV. COMMUNITY INPUT**

A resident of Blue Pacific reported that they have been in mediation with the park owner for failure to maintain. They have had meetings with the mediator, and now the park owner has offered to sell the park to the residents in exchange for dropping the lawsuit. The park residents are now in the process of purchasing the park. Suggestions were made by Commissioners that residents look into MPROP money and contacting the redevelopment agency or planning department to see if there is money available to help the residents purchase the park.

A resident from Pacific Cove Mobilehome Park in Capitola reported that the park residents are requesting that the City of Capitola sell the park to the residents. The residents are in the process of collecting signatures and a community support petition. The City of Capitola plans to remove the



coaches from the lower portion of the park in order to create a parking lot.

A resident from Smithwoods Mobilehome Park reported that the residents are attempting to resolve several issues with the owners of this park. Terry Hancock is involved in resolving these issues.

Two residents from El Rio Mobilehome Park reported several issues regarding lot line movement. The Department of Housing and Community Development has visited the park and reported on the issues. Mobilehome Commissioners informed the residents that Articles 1-8 of the Mobilehome Residence Law do not apply to this park, however Article 9 does apply to this park. The CC&R's of this park are not recorded and therefore it is not covered by the Davis Sterling Act.

## **V. ADJOURNMENT**

The meeting was adjourned at 10:50 A.M. The next meeting will be July 24, 2008, at 9:30 AM.

Respectfully submitted,

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Lee Ann Shenkman, Staff Secretary to the  
Mobilehome Commission

Approved: \_\_\_\_\_

# MOBILEHOME COMMISSION MEETING

Elena Baskin Live Oak Senior Center  
1777 Capitola Road, Santa Cruz, California 95062

July 24, 2008

9:30 AM

- I. Call to Order/Roll Call/Approval of June Minutes/Agenda Additions
- II. Business
  - a. Commissioner Reports
  - b. Legislative Report
  - c. Public Hearing on Reasonable Rate of Return on Capital Improvements (Santa Cruz County Code Section 13.32.092) and Annual Recommendation to the Board of Supervisors
  - d. County Counsel Report
- III. Correspondence
  - a. Draft Letter to the Board of Supervisors Recommending Reasonable Rate of Return for Qualified Mobilehome Park Capital Improvements Remain at 12%
- IV. Community Input
- V. Adjournment

**The next Mobilehome Commission meeting will be August 28, 2008.**

As a courtesy to those persons affected, please attend the meeting smoke and scent free. Please turn off cell phones.

Mobilehome Commission By-Laws, Paragraph 7, Agenda states: Public participation in Commission meetings shall be allowed as follows:

1. An opportunity for members of the public to directly address the Commission on any item on the agenda of interest to the public shall be provided before or during the Commission's consideration of the item.
2. In addition, the agenda will provide for community oral communication on the items not on the agenda, which are within the subject matter jurisdiction of the Commission, at the end of each regular meeting agenda.

**For further information, please contact the office of the County Counsel at 454-2040.**

**Mobilehome Commission Website: <http://sccounty01.co.santa-cruz.ca.us/mhc/index.html>**

# **MINUTES**

## **MOBILEHOME COMMISSION MEETING**

---

**July 24, 2008**

### **Elena Baskin Live Oak Senior Center**

**COMMISSIONERS PRESENT:** Henry Cleveland, 2<sup>nd</sup> District  
Mary Crowther, 4<sup>th</sup> District  
Rick Halterman, 5<sup>th</sup> District  
Mary L. Hanley, 3<sup>rd</sup> District  
Carol Lerno, GSMOL Representative  
Bonnie Lund, WMHA Representative

**COMMISSIONERS NOT PRESENT:** Jean Brocklebank, 1<sup>st</sup> District

**BOARD OF SUPERVISORS  
REPRESENTATIVE:** Not Present

**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 8 members of the public in the audience. The minutes of the June 26, 2008, meeting were reviewed and upon motion by Commissioner Lerno seconded by Commissioner Halterman, the June 26, 2008, minutes were approved.

#### **I. ADDITIONS AND DELETIONS TO THE AGENDA**

Commissioner Halterman added Item E to the agenda for a discussion regarding a possible GSMOL meeting in Santa Cruz.

#### **II. BUSINESS**

##### **A. Commissioner Reports**

Commissioner Cleveland thanked staff for providing the Santa Cruz Sentinel with a recently published press release regarding the Mobilehome Commission's website.

Commissioner Crowther reported that she spoke to the City of Watsonville's Planning Department and discovered that the City does not have a sham conversion ordinance. Commissioner Halterman recommended that the Watsonville City Council be contacted to see

if there is interest in modeling an ordinance after Santa Cruz County's ordinance. Commissioner Halterman will obtain a Council member's name and provide it to Commissioner Crowther to contact for further discussion of the possibility of passing an ordinance regarding sham conversions.

## **B. Legislative Report**

Jerry Bowles distributed to the Commissioners a survey from the Senate Select Committee on Manufactured Homes and Communities that will go to resident owned parks in California. The purpose of the survey is to gather information to create basic statistical data to provide a better understanding of resident owned parks and issues. Mr. Bowles provided this survey for informational purposes only. The Senate Select Committee will be distributing it to the parks.

Two bills which have been signed are SB1234 (Entering Homeowners' Enclosed Accessory Structures – Consent) and SB1107 (Disabled Accommodations). Many bills are waiting for the third reading.

Mr. Bowles provided the Commission with a status report regarding the following bills, which are updated on the Senate Select Committee, <http://www.sen.ca.gov/mobilehome/>:

- SB900 (Park Condo Conversion): bill is dead for this year
- SB1107 (Disabled Accommodations) [Correa]: was signed by the governor and will take effect 1/1/09 allowing outside ramps and handrails on a resident's space so they can get in and out of their homes; also permits homeowners of any age to have caregivers reside with them in their home for health care reasons without paying additional rent for that person.
- SB1234 (Entering Homeowners' Enclosed Accessory Structures – Consent); signed by the governor effective 1/1/09
- SB1386 (Carbon Monoxide Warning Devices) [Lowenthal]: bill is dead
- SB1498 (Omnibus Judiciary Maintenance of the Codes) [Committee on the Judiciary]: makes technical corrections in the Mobilehome Residency Law
- AB567 (Common Interest Development Bureau)[Saldana]: currently in Senate Appropriations
- AB952 (Common Interest Development Assessments) [Mullin]: currently in committee in the inactive file
- AB1069 (Abandoned Mobilehomes on Highways) [Cook]: bill is dead
- AB1111 (Senior Mobilehome Parks) [DeSauliner]: provides cities and counties with the authority to adopt ordinances to prevent mobilehome park management without local approval from changing or striking a park rule limiting residency to seniors in order to make the park open to all ages; pending on Senate floor
- AB2554 (Mobilehome Parks Act – Inspections)[Mullin]: requires HCD to assume responsibility for code inspection in mobilehome parks from local agencies which give up enforcement responsibility pursuant to agreements with HCD within 90 days after notice by

the local agency, rather than the current law's 30 day notice; signed into law; does not apply to Santa Cruz County because the parks are all under HCD

- AB2857 (Mobilehome Park Master Metered Parks – CARE Program) [Lieber]: provides that residents in mobilehome parks who are master-metered for electric and gas shall not be denied eligibility for the CARE utility discount program by the California Public Utilities Commission because the park has some units or spaces that are not sub-metered; held up in Senate Appropriations Committee; will be heard 8/4/08

**C. Public Hearing on Reasonable Rate of Return on Capital Improvements (Santa Cruz County code Section 13.32.092) and Annual Recommendation to the Board of Supervisors**

The Public Hearing was opened at 9:55 A.M. Public comment requested explanation that the 12% reasonable rate of return is only applied to half of the cost of a capital improvement. There were no further comments from the public. The Public Hearing was closed at 9:56 A.M.

After discussion, Commissioner Halterman made a motion that the Mobilehome Commission accept the draft letter and send it to the Board of Supervisors recommending retaining the 12% reasonable rate of return for the coming year; Commissioner Lerno seconded. All approved, motion carried.

**D. County Counsel Report**

The attorney in County Counsel who is handling the Alimur Mobilehome Park litigation is out of town. County Counsel will provide a status report at the next Commission meeting.

**E. Item Added to the Agenda: GSMOL Meeting**

Commissioner Halterman may arrange a GSMOL meeting in the County of Santa Cruz toward the end of September or early October, and he would like to invite Betty Danner and John Leopold to the meeting for a question and answer forum. The meeting will probably be held at the Capitola City Hall. Mr. Bowles suggested inviting the GSMOL zone vice president to the meeting. Commissioner Halterman will provide an update at the August Commission meeting.

**III. CORRESPONDENCE**

Approval of Draft Letter to the Board of Supervisors Recommending Reasonable Rate of Return for Qualified Mobilehome Park Capital Improvements Remain at 12%.

**IV. COMMUNITY INPUT**

A member of the public was informed that the County Assessor reports to the Board of Supervisors.

A resident of Blue Pacific reported the residents are in the process of settling their case with the park owner.

A resident of Shoreline Mobilehome Park asked what other mobilehome parks are doing regarding recyclables. He was informed by residents of other park of the different ways recyclables

are handled, such as, in some parks each space has it's own recyclable bin, other parks have a dumpster in one central location, in some parks the residents take their recycling to the recycling center to get reimbursement, and another park is working with Gray Bears to collect the park residents' recycling bins and Gray Bears will retain the redemption money.

Mr. Bowles informed the Commission that AB822 (Levine) is a pending recycling bill which would require, as of July 1, 2009, owners of a multifamily residential facility of five or more units to provide recycling services that are appropriate for the multifamily dwelling; this bill is on the Senate floor in an inactive file.

A resident of El Rio Mobilehome Park had questions regarding contracting with a management company. Commissioner Cleveland recommended he obtain a booklet on how to choose a management company for his park, which is available at [www.echo-ca.org](http://www.echo-ca.org).

## **V. ADJOURNMENT**

Commissioner Hanley made a motion to adjourn. The meeting was adjourned at 10:20 A.M. The next meeting will be August 28, 2008, at 9:30 AM.

Respectfully submitted,

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Lee Ann Shenkman, Staff Secretary to the  
Mobilehome Commission

Approved: \_\_\_\_\_

# **MOBILEHOME COMMISSION MEETING**

Elena Baskin Live Oak Senior Center  
1777 Capitola Road, Santa Cruz, California 95062

**August 28, 2008**

**9:30 AM**

- I. Call to Order/Roll Call/Approval of July Minutes/Agenda Additions
- II. Business
  - a. Commissioner Reports
  - b. Legislative Report
  - c. County Counsel Report
- III. Correspondence
  - a. Letter to the Board of Supervisors Recommending Reasonable Rate of Return for Qualified Mobilehome Park Capital Improvements Remain at 12%
  - b. Notice to Mobilehome Park Owners Regarding Consumer Price Index Rent Adjustment for 2009 Mobilehome Space Rents
  - c. Notice to Recreational Vehicle Park Owners Regarding Consumer Price Index Rent Adjustment for 2009 Recreational Vehicle Space Rents
- IV. Community Input
- V. Adjournment

**The next Mobilehome Commission meeting will be September 25, 2008.**

As a courtesy to those persons affected, please attend the meeting smoke and scent free. Please turn off cell phones.

Mobilehome Commission By-Laws, Paragraph 7, Agenda states: Public participation in Commission meetings shall be allowed as follows:

1. An opportunity for members of the public to directly address the Commission on any item on the agenda of interest to the public shall be provided before or during the Commission's consideration of the item.
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**For further information, please contact the office of the County Counsel at 454-2040.**

**Mobilehome Commission Website: <http://sccounty01.co.santa-cruz.ca.us/mhc/index.html>**

# **MINUTES**

## **MOBILEHOME COMMISSION MEETING**

---

**August 28, 2008**

### **Elena Baskin Live Oak Senior Center**

**COMMISSIONERS PRESENT:** Henry Cleveland, 2<sup>nd</sup> District  
Mary Crowther, 4<sup>th</sup> District  
Rick Halterman, 5<sup>th</sup> District  
Bonnie Lund, WMHA Representative

**COMMISSIONERS NOT PRESENT:** Jean Brocklebank, 1<sup>st</sup> District  
Mary L. Hanley, 3<sup>rd</sup> District  
Carol Lerno, GSMOL Representative

**BOARD OF SUPERVISORS  
REPRESENTATIVE:** Janet K. Beautz

**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 11 members of the public in the audience. The minutes of the July 24, 2008, meeting were reviewed and upon motion by Commissioner Crowther seconded by Commissioner Halterman, the July 24, 2008, minutes were approved.

#### **I. ADDITIONS AND DELETIONS TO THE AGENDA**

No additions or deletions.

#### **II. BUSINESS**

##### **A. Commissioner Reports**

Commissioner Halterman recommended that the Commission discuss at its September or October meeting sending a letter of appreciation to Assemblymember John Laird. Also Commissioners Halterman and Crowther are working together with the City of Watsonville discussing the possibility of Watsonville passing a sham conversion ordinance similar to Santa Cruz County's ordinance and the City of Capitola's ordinance. On Saturday, September 27, 2008, at 10:00 A.M. there will be a GSMOL (Golden State Mobilehome Owner's League) meeting at Capitola City Hall in the City Council Chambers. The guests at this meeting will be John Leopold and Betty Danner. Anyone is welcome to come to this meeting, but the focus will be on parks in the first supervisorial district. At the end of February 2009, there will be another more general mobilehome meeting focusing on legislation. Will Constantine and a GSMOL representative will be in attendance at the February meeting.



Commissioner Cleveland discussed four programs available through the County which include: first time mobilehome purchase program; park purchase program; rehabilitation program for mobilehomes; and the mobilehome replacement program for singlewide mobilehomes. Brochures on these programs are available on the Planning Department website ([http://www.sccoplanning.com/html/housing/index\\_housing.htm](http://www.sccoplanning.com/html/housing/index_housing.htm)) and a link on our Mobilehome Commission website. If anyone has questions about these programs, they should call Eric Schapiro at 454-5166 or Patrick Heisinger at 454-2322 of the County Planning Department.

## **B. Legislative Report**

Jerry Bowles informed the Commission that out of 27 bills the Commission has been following this year, six bills have been enrolled to the Governor, but not yet signed by the Governor. Six other bills are dead, and five bills had already been signed into law before the budget problems. None of the bills have changed much since the legislative report at last month's Mobilehome Commission meeting. To check the status of the bills, go to <http://www.sen.ca.gov/mobilehome/>.

## **C. County Counsel Report**

The Alimur Park litigation has been stayed by the court at the request of the park owner because they indicated they would like to try to comply with the County ordinance.

Snug Harbor Mobilehome Park residents have been notified by HCD that the residents should stop paying rent because the park owner's permit to operate the park has been suspended due to safety violations at the park.

## **III. CORRESPONDENCE**

- A.** Letter to the Board of Supervisors Recommending Reasonable Rate of Return for Qualified Mobilehome Park Capital Improvements Remain at 12%
- B.** Notice to Mobilehome Park Owners Regarding Consumer Price Index Rent Adjustment for 2009 Mobilehome Space Rents
- C.** Notice to Recreational Vehicle Park Owners Regarding Consumer Price Index Rent Adjustment for 2009 Recreational Vehicle Space Rents

## **IV. COMMUNITY INPUT**

A member of the public from Snug Harbor explained that the permit to operate Snug Harbor was suspended effective Tuesday, August 26, 2008, by HCD. It was recommended to the residents that: (a) they send a notice to the park owner that they will not be paying rent in accordance with the HCD notice, and (b) the park residents contact Terry Hancock for his recommendation.

A resident of San Lorenzo Valley Mobilehome Park reported that the park owner and residents continue to attempt to agree on the amount to use as base rent. The resident was informed that

GSMOL has two legal funds to help enforce the mobilehome residency law. Jerry Bowles will provide information, regarding the use of these funds, at the September 27, 2008, GSMOL meeting.

A resident of Blue Pacific updated the Commission on the status of the residents' purchase of the park. The residents have not yet received a signed draft settlement agreement.

A resident of El Rio Mobilehome Park Cooperative explained various problems within that park. It was recommended that he speak with Will Constantine or talk to CRLA (California Rural Legal Assistance), or go to small claims court and access the help of Monterey College of Law students on how to present his case.

A member from the public asked about specific zoning for mobilehome parks and he was referred to the County Planning Department and the Assessor's Office.

## **V. ADJOURNMENT**

The meeting was adjourned at 10:15 A.M. The next meeting will be September 25, 2008, at 9:30 AM.

Respectfully submitted,

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Lee Ann Shenkman, Staff Secretary to the  
Mobilehome Commission

Approved: \_\_\_\_\_

# **MOBILEHOME COMMISSON MEETING**

Elena Baskin Live Oak Senior Center  
1777 Capitola Road, Santa Cruz, California 95062

September 25, 2008

**9:30 AM**

- I. Call to Order/Roll Call/Approval of August Minutes/Agenda Additions or Deletions
- II. Business
  - a. Commissioner Reports
  - b. Legislation
  - c. County Counsel Report
  - d. Draft Letter of Appreciation to Assemblymember John Laird
- III. Correspondence
  - None
- IV. Community Input
- V. Adjournment

## **The Next Mobilehome Commission Meeting Will Be October 23, 2008.**

As a courtesy to those persons affected, please attend the meeting smoke and scent free. Please turn off cell phones.

Mobilehome Commission By-Laws, Paragraph 7, Agenda states: Public participation in Commission meetings shall be allowed as follows:

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**For further information, please contact the Office of the County Counsel at 454-2040.**

**Mobilehome Commission Website: <http://sccounty01.co.santa-cruz.ca.us/mhc/index.html>**

# **MINUTES**

## **MOBILEHOME COMMISSION MEETING**

---

**September 25, 2008**

### **Elena Baskin Live Oak Senior Center**

**COMMISSIONERS PRESENT:** Jean Brocklebank, 1<sup>ST</sup> District  
Henry Cleveland, 2<sup>ND</sup> District  
Mary L. Hanley, 3<sup>rd</sup> District  
Mary Crowther, 4<sup>th</sup> District  
Rick Halterman, 5<sup>TH</sup> District  
Bonnie Lund, WMHA Representative  
Carol Lerno, GSMOL Representative

**COMMISSIONERS ABSENT:** None

**BOARD OF SUPERVISORS  
REPRESENTATIVE:** Janet K. Beautz

**COUNTY COUNSEL:** Marie Costa

**SECRETARY:** Lynn Guio for Lee Ann Shenkman

**LEGISLATIVE REPORT** Jerry Bowles

Chair Henry Cleveland called the meeting to order at 9:30 a.m. There were eight members of the public in the audience. The minutes of the August 28, 2008, meeting were reviewed and upon motion by Commissioner Mary Crowther, seconded by Commissioner Rick Halterman, the August 28, 2008, minutes were approved.

#### **I. ADDITIONS AND DELETIONS TO THE AGENDA**

None

#### **II. BUSINESS**

##### **A. Commissioner Reports**

Commissioner Brocklebank updated the Commission regarding Yacht Harbor Manor and their new red lines for no parking zone.

Commissioner Halterman reminded everyone that this weekend, September 27<sup>th</sup>, would be the candidates' (John Leopold and Betty Danner) forum at Capitola City Hall in the City Council Chambers.

## **B. Legislation**

Jerry Bowles reported that no bills had been passed or vetoed since the focus has been on the State budget.

## **C. County Counsel Report**

County Counsel sent a copy of the Santa Cruz County Code Chapter 14.08 to the Assistant City Manager of Watsonville at the request of Commissioner Halterman.

## **III. CORRESPONDENCE**

A letter from the Mobilehome Commission to the Santa Cruz County Board of Supervisors requesting that the Board send a letter of gratitude to Assemblymember John Laird to thank him for his support of mobilehome park residents during his tenure in the State Assembly was approved by motion made by Commissioner Lerno and seconded by Commissioner Halterman.

## **IV. COMMUNITY INPUT**

George "Bud" Winslow, a representative of the Seniors Commission and involved with the California Senior Legislature, informed the Commission that the Seniors Commission will be meeting next month to present approximately 70 proposals on behalf of seniors. Faye Alexander is the liaison to the Mobile Home Commission from the Seniors Commission. The Seniors Commission will notify the Mobilehome Commission of future meetings. The Seniors Commission is requesting that a liaison from the Mobilehome Commission attend the Seniors Commission meetings. The Mobilehome Commission agreed to place this as an item on next month's Commission meeting.

Residents of Blue Pacific Mobilehome Park updated the Commission on the purchase and litigation regarding that park.

A resident of Vista Del Lago in Scotts Valley requested help in implementing a resident purchase of a mobilehome park; Commissioner Halterman will provide the residents with assistance and information.

Residents of Snug Harbor Mobilehome Park updated the Commission regarding the park owner's intent to make necessary repairs in that park and discussed utility meters in the park.

## **V. ADJOURNMENT**

The meeting was adjourned at 10:30 A.M. The next meeting will be October 23, 2008.

Respectfully submitted,

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Lynn Guio, Staff Secretary to the  
Mobilehome Commission

Approved: \_\_\_\_\_

# MOBILEHOME COMMISSON MEETING

Elena Baskin Live Oak Senior Center  
1777 Capitola Road, Santa Cruz, California 95062

October 23, 2008

**9:30 AM**

- I. Call to Order/Roll Call/Approval of September Minutes/Agenda Additions or Deletions
- II. Business
  - a. Commissioner Reports
  - b. Legislation
  - c. County Counsel Report
  - d. Discussion of 2008 Annual Report
  - e. Schedule of Commission Meeting Date for November/December
  - e. Draft Letter to the County Board of Supervisors Requesting a Proclamation Commending Supervisor Jan Beautz for Her Work With the Mobilehome Commission
  - f. Discussion of Mobilehome Commission Liaison to the Seniors Commission
- III. Correspondence

None
- IV. Community Input
- V. Adjournment

## **The Next Mobilehome Commission Meeting Will Be Announced At The Meeting.**

As a courtesy to those persons affected, please attend the meeting smoke and scent free. Please turn off cell phones.

Mobilehome Commission By-Laws, Paragraph 7, Agenda states: Public participation in Commission meetings shall be allowed as follows:

1. An opportunity for members of the public to directly address the Commission on any item on the agenda of interest to the public shall be provided before or during the Commission's consideration of the item.
2. In addition, the agenda will provide for community oral communication on the items not on the agenda, which are within the subject matter jurisdiction of the Commission, at the end of each regular meeting agenda.

**For further information, please contact the Office of the County Counsel at 454-2040.**

**Mobilehome Commission Website: <http://sccounty01.co.santa-cruz.ca.us/mhc/index.html>**

# **MINUTES**

## **MOBILEHOME COMMISSION MEETING**

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**October 23, 2008**

### **Elena Baskin Live Oak Senior Center**

**COMMISSIONERS PRESENT:** Jean Brocklebank, 1<sup>ST</sup> District  
Henry Cleveland, 2<sup>ND</sup> District  
Mary L. Hanley, 3<sup>rd</sup> District  
Mary Crowther, 4<sup>th</sup> District  
Rick Halterman, 5<sup>TH</sup> District  
Bonnie Lund, WMHA Representative  
Carol Lerno, GSMOL Representative

**COMMISSIONERS ABSENT:** None

**BOARD OF SUPERVISORS  
REPRESENTATIVE:** Janet K. Beautz

**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 September 25, 2008, meeting were reviewed and upon motion by Commissioner Brocklebank, seconded by Commissioner Lerno, the September 25, 2008, minutes were approved.

#### **I. ADDITIONS AND DELETIONS TO THE AGENDA**

No additions or deletions.

#### **II. BUSINESS**

##### **A. Commissioner Reports**

Commissioner Cleveland arranged for Erik Schapiro, Housing Manager for the Santa Cruz County Planning Department, to attend the January Mobilehome Commission meeting to discuss the County's mobilehome rehabilitation and change out programs, as well as discuss the rehabilitation of Pleasant Acres Mobilehome park.

Commissioner Halterman informed the Commission that: (a) the County is spending almost two million dollars to rehabilitate Pleasant Acres and convert it to affordable housing; (b) anyone interested in subletting their mobilehome should read California Civil Code §798.23; and, (c) Commissioners Crowther and Halterman have postponed the work they have started



with the City of Watsonville on a sham conversion ordinance because they are waiting to see the outcome of two state court appeals regarding ordinances in other jurisdictions.

Commissioner Brocklebank reported that she is preparing an informational sheet explaining rates for each mobilehome park regarding master meters and PUC mandated tariffs for master metered parks.

## **B. Legislation**

Jerry Bowles reported on the status of the legislative bills the Commission has been tracking. Only ten bills were signed by the Governor out of the 27 bills the Mobilehome Commission was tracking. The status of legislative bills can be seen on the Senate Select Committee website: <http://sinet2.sen.ca.gov/mobilehome/> and also on <http://www.leginfo.ca.gov/>. On the Senate Select Committee's website there are some new additions: (1) a 32-page Question and Answer document regarding common mobilehome park issues, and (2) Mobilehome Residency Law.

Maurice Priest, the Corporate Counsel and Legislative Analyst for GSMOL has resigned. GSMOL will be splitting the position into two positions.

## **C. County Counsel Report**

No report.

## **D. Discussion of 2008 Annual Report**

Commissioner Lerno made a motion to approve the 2008 Annual Report; Commissioner Halterman seconded, motion carried and the report was approved with updated commissioner attendance.

## **E. Schedule of Commission Meeting Date for November/December**

Commissioner Halterman made a motion that the Mobilehome Commission have its November/December meeting on December 11, 2008; Commissioner Crowther seconded; motion carried. The next Mobilehome Commission meeting will be held on December 11, 2008 at 9:30 AM.

## **F. Draft Letter to the County Board of Supervisors Requesting a Proclamation Commending Supervisor Jan Beautz for Her Work with the Mobilehome Commission**

The Commission was informed that the County Board of Supervisors is issuing a Proclamation commending Supervisor Jan Beautz for her work, which will include her work for the Mobilehome Commission. Therefore, the Mobilehome Commission would like to write a letter of its own to show its appreciation for Supervisor Beautz work on behalf of the residents of mobilehomes. Commissioner Brocklebank made a motion to present Supervisor Beautz with a Commission letter of appreciation for her work on behalf of mobilehome residents;

Commissioner Lerno seconded; all approved, motion carried.

**G. Discussion of Mobilehome Commission Liaison to the Seniors Commission**

At the last Mobilehome Commission meeting, Bud Winslow from the Seniors Commission spoke about the overlapping interests of the Seniors Commission and the Mobilehome Commission. It was recommended that the Mobilehome Commission packet include the minutes from the Senior Commission when they are available. Commissioner Brocklebank made a motion that one of the Mobilehome Commissioners act as liaison to the Seniors Commission; Commissioner Lerno seconded; all approved and motion carried. Commissioner Crowther made a motion that Commissioner Brocklebank act as the liaison; Commissioner Halterman seconded; all approved, motion carried. Commissioner Brocklebank will contact the Seniors Commission to obtain copies of that Commission's minutes and notify them that Commissioner Brocklebank will be a visitor at the Seniors Commission meetings.

**III. CORRESPONDENCE**

No Correspondence.

**IV. COMMUNITY INPUT**

Supervisor Jan Beautz explained that Pacific Family Mobilehome Co-Op had been purchased by the County, but has since been sold to a nonprofit. The nonprofit will improve the layout of the park, provide more parking, and bring in newer mobilehomes.

Jerry Bowles informed the Commission that the Department of Housing and Community Development (HCD) Ombudsman Office has been underfunded in the past. The director has ordered cross training of the titling section employees to handle titling and Mobilehome Ombudsman questions. HCD will sponsor a couple of bills this year. The fees have not increased in 15 years, so HCD is looking into sponsoring a bill which will pay for the increase in cross-trained employees. HCD receive about 200 phone calls a day between titling and complaints.

A resident of San Lorenzo Valley Mobilehome Park updated the Commission on problems in that park. The park residents are grateful to the Commission, County of Santa Cruz, and Terry Hancock for the help they have provided the residents of the park.

A resident of Snug Harbor Mobilehome Park reported that the park owner will be meeting with the homeowner's association. Although the residents are not paying rent, they are paying the utilities.

Residents of Blue Pacific Mobilehome Park updated the Commission on stalled negotiations. They are currently waiting for a reply from the owner.

**V. ADJOURNMENT**

The meeting was adjourned at 10:40 A.M. The next meeting will be December 11, 2008.

Respectfully submitted,

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Lee Ann Shenkman, Staff Secretary to the  
Mobilehome Commission

Approved: \_\_\_\_\_

# **MOBILEHOME COMMISSON MEETING**

Elena Baskin Live Oak Senior Center  
1777 Capitola Road, Santa Cruz, California 95062

December 11, 2008

**9:30 AM**

- I. Call to Order/Roll Call/Approval of October Minutes/Agenda Additions or Deletions
- II. Business
  - a. Commissioner Reports
  - b. Legislation
  - c. County Counsel Report
- III. Correspondence

October 22, 2008, Letter from Ellen Pirie, Chairperson of the Board of Supervisors
- IV. Community Input
- V. Adjournment

## **The Next Mobilehome Commission Meeting Will Be January 22, 2009.**

As a courtesy to those persons affected, please attend the meeting smoke and scent free. Please turn off cell phones.

Mobilehome Commission By-Laws, Paragraph 7, Agenda states: Public participation in Commission meetings shall be allowed as follows:

- 1. An opportunity for members of the public to directly address the Commission on any item on the agenda of interest to the public shall be provided before or during the Commission's consideration of the item.
- 2. In addition, the agenda will provide for community oral communication on the items not on the agenda, which are within the subject matter jurisdiction of the Commission, at the end of each regular meeting agenda.

**For further information, please contact the Office of the County Counsel at 454-2040.**

**Mobilehome Commission Website: <http://sccounty01.co.santa-cruz.ca.us/mhc/index.html>**

# **MINUTES MOBILEHOME COMMISSION MEETING**

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**December 11, 2008**

## **Elena Baskin Live Oak Senior Center**

**COMMISSIONERS PRESENT:** Jean Brocklebank, 1<sup>ST</sup> District  
Henry Cleveland, 2<sup>ND</sup> District  
Mary L. Hanley, 3<sup>rd</sup> District  
Mary Crowther, 4<sup>th</sup> District  
Rick Halterman, 5<sup>TH</sup> District  
Bonnie Lund, WMHA Representative  
Carol Lerno, GSMOL Representative

**COMMISSIONERS ABSENT:** None

**BOARD OF SUPERVISORS  
REPRESENTATIVE:** Janet K. Beautz

**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 October 23, 2008, meeting were reviewed and upon motion by Commissioner Brocklebank, seconded by Commissioner Crowther, the October 23, 2008, minutes were approved.

### **I. ADDITIONS AND DELETIONS TO THE AGENDA**

No additions or deletions.

### **II. BUSINESS**

#### **A. Commissioner Reports**

Commissioner Cleveland reported that the 2009 Senior Resource Directory is out for distribution and various parks have received copies for residents at no cost.

Commissioner Brocklebank reported that there is a new board of directors for the homeowners' association at the Yacht Harbor Mobilehome Park. She is continuing to work on the tutorial for the Public Utility Commission tariff to mobilehome park users. Her goal is to eventually have a link on the Mobilehome Commission website.

Commissioner Halterman reported that there are three parks in the County that are facing possible closure: Castle Mobile Estates, Surf and Sand Mobilehome Park, and a mobilehome park in the San Lorenzo Valley.

## **B. Legislation**

Jerry Bowles reported that the legislators are back in Sacramento in a special session for the budget. An emergency bill (SB 23) has been introduced having to do with the fires in Southern CA, and discusses pre-fire plan and evacuation plans for mobilehome parks. This bill has already had a special hearing by the Senate Select Committee for testimony; there will be a second special hearing in Southern California where they will take input from the fire service, manufactured home communities, park owner communities, and resident communities.

The status of legislative bills can be viewed on the Senate Select Committee website: <http://sinet2.sen.ca.gov/mobilehome/> and also on <http://www.leginfo.ca.gov/>.

## **C. County Counsel Report**

No report.

## **III. CORRESPONDENCE**

The Commission presented Supervisor Jan Beautz with a letter of appreciation with comments from the Commissioners and members of the public.

The October 22, 2008, letter from Supervisor Ellen Pirie, Chairperson of the Board of Supervisors was included in the packet.

Commissioner Carol Lerno made a motion to authorize Henry Cleveland, Chair of the Mobilehome Commission, to sign a letter of gratitude to John Laird; seconded by Commissioner Brocklebank.

## **IV. COMMUNITY INPUT**

A resident of San Lorenzo Valley Mobilehome Park updated the Commission on the various issues in that park.

Bill Semanek from Advantage Homes introduced himself. He is new to the Santa Cruz area as of December 1<sup>st</sup>, but he is not new to mobilehomes and manufactured homes. He explained that new homes have fire shingles and drywall and other fire protection features. He explained that he wanted to attend the Commission meeting to become familiar with the local market and local mobilehome park issues.

Residents of Blue Pacific Mobilehome Park updated the Commission that they are continuing to work with the mobilehome park owner on a settlement agreement, but nothing is yet signed or finalized.

**V. ADJOURNMENT**

The meeting was adjourned at 10:15 A.M. The next meeting will be January 22, 2009.

Respectfully submitted,

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Lee Ann Shenkman, Staff Secretary to the  
Mobilehome Commission

Approved: \_\_\_\_\_