

MOBILEHOME COMMISSION MEETING

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

January 22, 2009

9:30 AM

- I. Call to Order/Roll Call/Approval of December Minutes/Agenda Additions or Deletions
- II. Business
 - a. Commissioner Reports
 - b. Legislation
 - c. County Counsel Report
 - d. Sharp Solutions Presentation on Collection Sites for old medicines and sharps
- III. Correspondence
- IV. Community Input
- V. Adjournment

The Next Mobilehome Commission Meeting Will Be February 26, 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

January 22, 2009

Elena Baskin Live Oak Senior Center

COMMISSIONERS PRESENT: Jean Brocklebank, 1ST District
Henry Cleveland, 2ND District
Mary L. Hanley, 3rd District
Rick Halterman, 5TH District
Bonnie Lund, WMHA Representative
Carol Lerno, GSMOL Representative

COMMISSIONERS ABSENT: Mary Crowther, 4th District

1st DISTRICT COUNTY SUPERVISOR: John Leopold

COUNTY COUNSEL: Marie Costa

SECRETARY: Lee Ann Shenkman

PRESENTERS: Sheila Peck, Sharp Solutions

Chair Henry Cleveland called the meeting to order at 9:30 a.m. There were 6 members of the public in the audience. The minutes of the December 11, 2008, meeting were reviewed and upon motion by Commissioner Lerno, seconded by Commissioner Halterman, the December 11, 2008, minutes were approved.

I. ADDITIONS AND DELETIONS TO THE AGENDA

Commissioner Halterman added a discussion item to the Agenda, Item II.e., regarding the next GSMOL meeting.

II. BUSINESS

A. Commissioner Reports

Commissioner Cleveland introduced County Supervisor John Leopold who attended today's meeting to meet everyone. Next Tuesday the County Board of Supervisors will appoint a Supervisor as the liaison to the Mobilehome Commission, and Supervisor Leopold has recommended that he be on the Commission.

Commissioner Hanley reported that in the De Anza Mobilehome Park the owners are no longer just selling the homes, but apparently due to the economy they are now renting homes in the park, with some rent-to-own.

Commissioner Brocklebank reported that HCD (Department of Housing and Community Development) posted on mailboxes at Snug Harbor that there is a plan to fix the electrical problems at the park so the park can operate again within the HCD requirements. The owner is apparently working with HCD and PG&E to rectify the situation in the park.

Commissioner Lund presented a packet of information from Greg Evans to the Commissioners and Supervisor Leopold regarding Marina Mobilehome Report.

Commissioner Halterman updated the Commission regarding sham conversion ordinances in other jurisdictions in California. The City of Goleta has been settled out of court so that will not affect our County. The date for the appeal for the County of Sonoma hearing has not yet been set. Commissioner Halterman believes that most jurisdictions rely on the survey as a way to determine if it is a sham conversion or not, so it is important to follow this case. Also, there are three parks in the County that are looking at park closure: (1) one park in Capitola (Surf and Sand) received the tenant relocation impact report in December 2008, along with a one year notice to exit the park; (2) an impact report has not yet been issued regarding the other two parks.

B. Legislation

Jerry Bowles had a conflict so he could not attend the Commission meeting this morning; there is nothing to report regarding mobilehome legislation.

C. County Counsel Report

No report.

D. Sharp Solutions Presentation On Collection Sites For Old Medicines And Sharps

Sheila Peck explained the new program, "Sharp Solutions," which provides sites around the County for the public to bring used sharps and old medicines. Mobilehome parks may set up a site at the park for collection of sharps and medicines that can later be transported to a disposal site. Sharp Solutions can be contacted at 454-2160 or at the website www.sharpmedsolutions.org.

E. GSMOL

Commissioner Halterman spoke with Will Constantine regarding a GSMOL meeting. If people are interested, there can be a GSMOL meeting the first or second Saturday in March. Legal updates and information will be discussed. Commissioner Halterman will contact Capitola City Hall and see if it is available for the meeting on March 14, 2009, and he will have the details at the February meeting.

III. CORRESPONDENCE

None

IV. COMMUNITY INPUT

A resident of Blue Pacific Mobilehome Park updated the Commission that the residents are still in a holding pattern with the lawsuit.

San Lorenzo Mobilehome Park (previously known as Smithwoods) informed the Commission that in December the park owner informed all residents that he is thinking of closing the park. Will Constantine has been helping the residents and keeping Supervisor Mark Stone informed. The residents have submitted a rent adjustment petition for hearing.

A resident of Blue and Gold Mobilehome Park requested information regarding a health and safety issue and reduction of services.

A resident of Shoreline Mobilehome Park informed the Commission that that park has a wonderful park owner and the residents in that park are very happy. A resident of Rodeo Gulch Mobile Estates informed the Commission that they have a new park manager who is working with the residents and the homeowners association; the residents of this park are also very happy.

Yacht Harbor Manor Mobilehome Park, like Rodeo Gulch, is also a Waterhouse Management park, yet Yacht Harbor Manor has many problems which are difficult to resolve because there is no onsite manager.

Bill Semanek from Advantage Homes informed the Commission that sales have been increasing since September, and they are getting a lot of calls from people who want to move into mobilehome parks.

V. ADJOURNMENT

The meeting was adjourned at 10:32 A.M. The next meeting will be February 26, 2009.

Respectfully submitted,

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

February 26, 2009

9:30 AM

- I. Call to Order/Roll Call/Approval of January Minutes/Agenda Additions or Deletions
- II. Business
 - a. Commissioner Reports
 - b. Legislation
 - c. County Counsel Report
 - d. County Supervisor Report
 - e. Santa Cruz County Housing Manager Discussion of County Programs for Mobilehome Parks and Tour of Pleasant Acres Mobilehome Park
- III. Correspondence
 - a. January 28, 2009, Letter of Appreciation from County Supervisor Neal Coonerty to the Mobilehome Commission Members
 - b. "Executive Summary" of the "Marina Mobilehome Report" by Michael St. John, Dated December 2008, Submitted by Park Owner Greg Evans
- IV. Community Input
- V. Adjournment

The Next Mobilehome Commission Meeting Will Be March 26, 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:

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MINUTES

MOBILEHOME COMMISSION MEETING

February 26, 2009

Elena Baskin Live Oak Senior Center

COMMISSIONERS PRESENT: Jean Brocklebank, 1ST District
Henry Cleveland, 2ND District
Mary L. Hanley, 3rd District
Rick Halterman, 5TH District
Bonnie Lund, WMHA Representative
Carol Lerno, GSMOL Representative

COMMISSIONERS ABSENT: Mary Louise Crowther, 4th District

BOARD OF SUPERVISOR LIAISON: Naomi Brauner, County Supervisor's Analyst
For John Leopold, County Supervisor, First District

COUNTY COUNSEL: Absent

SECRETARY: Lee Ann Shenkman

LEGISLATIVE REPORT: Jerry Bowles

PRESENTERS: Erik Schapiro & Patrick Heisinger
Of the Santa Cruz County Planning Department

Chair Henry Cleveland 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 22, 2009, meeting were reviewed and upon motion by Commissioner Lerno, seconded by Commissioner Lund, the January 22, 2009, minutes were approved.

I. ADDITIONS AND DELETIONS TO THE AGENDA

No additions or deletions.

II. BUSINESS

A. Commissioner Reports

Commissioner Brocklebank reported that: (a) letters have been posted at Snug Harbor stating that the park owner is working with the Department of Housing and Community Development (HCD) on the electrical problems in the park and the residents are again paying rent; (b) a second story home has been installed in Blue and Gold Mobilehome Park, and Commissioner Brocklebank questions whether the parking meets the requirements of the

County's ordinance passed by the Board of Supervisors a few years ago. She understands that the parking requirements were tied to the size of the home, and now that this home is 2,000 square feet, per the Santa Cruz Sentinel article, there should be three parking spaces provided for this home. Commissioner Brocklebank and Naomi Brauner will follow up on this and report back.

Commissioner Halterman reported that there will probably be meetings in April regarding how to use redevelopment money. There must be a five-year plan, and everyone is welcome to provide input. Also, there will be a GSMOL meeting on March 14, 2009, at 10:00 A.M. Will Constantine will be the guest speaker, and the meeting will be held at the Capitola City Hall in the City Council Chambers. Mr. Constantine may have an update on the Sonoma case, and there is a possibility that the GSMOL president will be in attendance.

Commissioner Carol Lerno reported that the price of mobilehomes has gone down quite a bit due to the economy.

Commissioner Hanley reported that her park has a container for park residents to use as a depository for sharps and old medicines. The problem is a practical one, which is finding a place to put the container so that it is not in plain sight but so that it is also available to the residents to use. Also, Commissioner Hanley questioned a proposed law regarding pre-HUD homes (homes built before approximately July 1976) and lack of bank lending for these homes. Commissioner Hanley will research the status of this and report back at next month's meeting.

B. Legislation

Jerry Bowles reported that the legislators have introduced a number of bills, and they have until this Friday to introduce their bills for the year. There are four bills that he will be watching; these legislative bills can be found on the following websites: <http://sinet2.sen.ca.gov/mobilehome/> and also at www.leginfo.ca.gov

SB 111 (Correa): has to do with the mobilehome residency law which governs residency in mobilehome parks, including those with ownership interests in cooperatives, subdivisions, etc. Among other things, these provisions set forth rights regarding the use of the property. This bill would reorganize the mobilehome residency law, revising and recasting various provisions. This bill would make other technical conforming changes. The sections not yet addressed are the sections regarding resident owned parks. The purpose of the reorganization is to make the mobilehome residency law clearer to read, less ambiguous, and to make technical changes that need to be made so that it will comply with other laws.

SB 23 (Padilla): manufactured housing emergency and fire safety plan which is borne out of the fires in Southern California that destroyed several mobilehome parks. This bill would require on or after January 1, 2010, an operator of a mobilehome park or manufactured housing community to develop and implement an emergency and fire safety plan. This is a spot bill, not yet set for hearing.

AB 481 (Ma): this bill was probably introduced by the WMA and is regarding rent control for principal residence; it identifies that if the mobilehome is not the principal residence, it is out of rent control. Current law provides that a mobilehome located on a space in a mobilehome park is exempt from local rent control protection if the park management can show, based on public records, the home is not the homeowner's principal residence. The rent control exemption also does not apply if the park does not permit the homeowner to sublet

the space within the park that is subject to rent control. This bill eliminates the public record and subletting requirements.

AB 566 (Nava): this has to do with mobilehome park conversions; violations can have a criminal punishment of either a felony or misdemeanor; the Subdivision Map Act provides that local governments are limited to imposing only certain state requirements upon converters of mobilehome parks to condominium resident ownership. This bill would expand one of the state requirements for a survey of resident support by providing the survey must show support of the majority of the residents in order for the converter to obtain a map from the local jurisdiction. The bill would also allow local agencies to enact “reasonable” measures in addition to current state requirements to prevent “sham” conversions or to preserve affordable housing.

C. County Counsel Report

No report.

D. County Supervisor Report

Naomi Brauner attended on behalf of Supervisor Leopold. Over the next nine months Supervisor Leopold will be preparing the five-year redevelopment plan for the Live Oak-Soquel area. He has been meeting with the community to obtain input. There is approximately \$50 million available in bonds. The final plan will be voted on by the Board of Supervisors in November. Anything that was in the previous five-year plan or the one-year implementation plan will continue to be built; approximately \$20-30 million of the \$50 million will be spent on the previous projects. The remaining money will be spent on new projects.

The schedule of Supervisor Leopold’s community meetings can be accessed from the Mobilehome Commission website by clicking on Supervisor John Leopold’s name on the home page of the website. The currently scheduled constituent meetings are as follows:

Wednesday, March 4
10:00 - 11:30am
People’s Coffee, 1200 17th Ave

Wednesday, March 18
10:00 – 11:00am
Erik’s DeliCafe, 1664 Soquel Drive

Wednesday, March 11
10:00 - 11:30am
Loma Prieta Community Center
23800 Summit Road in Los Gatos

Wednesday, March 25
10:00 – 11:30am
Porter Memorial Library
3050 Porter St. in Soquel

E. Santa Cruz County Housing Manager Discussion of County Programs for Mobilehome Parks and Tour of Pleasant Acres Mobilehome Park

Erik Schapiro discussed the various programs available to residents of the unincorporated areas of the County: (a) Measure J, (b) first time home-buyer program, (c) change-out program, and (d) mobilehome rehab program.

Mr. Schapiro explained that the County assisted a non-profit developer rebuild the infrastructure and replace approximately 40 mobilehomes in the Pleasant Acres Mobilehome Park. At the end of the meeting, Mr. Schapiro conducted a tour of the Pleasant Acres Mobilehome Park for anyone interested.

III. CORRESPONDENCE

- A. January 28, 2009, Letter of Appreciation from County Supervisor Neal Coonerty to the Mobilehome Commission Members

- B. "Executive Summary" of the "Marina Mobilehome Report" by Michael St. John, Dated December 2008, Submitted by Park Owner Greg Evans. Commissioner Halterman explained that this report was prepared by the park owner. The official city report is not yet completed.

IV. COMMUNITY INPUT

A resident of El Rio Mobilehome Park informed the Commission that the park residents now have a lawyer helping them with issues in the park.

A resident of Blue Pacific Mobilehome Park informed the Commission that the park owners have signed the offer and the plaintiffs are now discussing their options.

A resident of Pacific Cove Mobilehome Park in Capitola reported that the City of Capitola wanted to put a modular unit in the park to be used by the police department. The residents oppose this because the park is mobilehome exclusive.

Henry Cleveland provided information regarding a supplier of mobilehome parts, "Sav-Awn Aluminum Products."

V. ADJOURNMENT

The meeting was adjourned at 10:32 A.M. The next meeting will be March 26, 2009.

Respectfully submitted,

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 26, 2009

9:30 AM

- I. Call to Order/Roll Call/Approval of February Minutes/Agenda Additions or Deletions
- II. Business
 - a. Commissioner Reports
 - b. Legislation
 - c. County Counsel Report
 - d. County Supervisor Report
 - e. Discussion regarding AB481 and Invitations to Assemblymember Monning and Senator Simitian to Discuss the Legislation at a Mobilehome Commission Meeting
 - f. Update on HUD Qualified Homes Legislation (Requested by Commissioner Hanley)
 - g. County's Parking Ordinance Regarding the Number of Parking Spaces Required Based Upon the Size of the Mobilehome (Requested by Commissioner Brocklebank)
- III. Correspondence
 - None
- IV. Community Input
- V. Adjournment

The Next Mobilehome Commission Meeting Will Be April 23, 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:

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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

March 26, 2009

Elena Baskin Live Oak Senior Center

COMMISSIONERS PRESENT: Jean Brocklebank, 1ST District
Henry Cleveland, 2ND District
William Neighbors, 4th District
Rick Halterman, 5TH District
Bonnie Lund, WMHA Representative
Carol Lerno, GSMOL Representative

COMMISSIONERS ABSENT: Mary L. Hanley, 3rd District

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

COUNTY COUNSEL: Marie Costa

SECRETARY: Lee Ann Shenkman

LEGISLATIVE REPORT:

PRESENTERS:

Chair Henry Cleveland called the meeting to order at 9:30 a.m. There were ____ members of the public in the audience. The minutes of the February 26, 2009, meeting were reviewed and upon motion by Commissioner _____, seconded by Commissioner _____, the February 26, 2009, minutes were approved.

I. ADDITIONS AND DELETIONS TO THE AGENDA

No additions or deletions.

II. BUSINESS

A. Commissioner Reports

Commissioner Brocklebank reported that:

Commissioner Halterman reported that

Commissioner Carol Lerno

Commissioner Neighbors reported that

B. Legislation

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

E. Discussion regarding AB481 and Invitations to Assemblymember Monning and Senator Simitian to Discuss the Legislation at a Mobilehome Commission Meeting

F. Update on HUD Qualified Homes Legislation (Requested by Commissioner

Hanley)

G. County's Parking Ordinance Regarding the Number of Parking Spaces Required Based Upon the Size of the Mobilehome (Requested by Commissioner Brocklebank)

III. CORRESPONDENCE

None

IV. COMMUNITY INPUT

A resident of

A resident of Blue Pacific Mobilehome Park informed the Commission that

A resident of

V. ADJOURNMENT

The meeting was adjourned at _____ A.M. The next meeting will be April 23, 2009.

Respectfully submitted,

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 23, 2009

9:30 AM

- I. Call to Order/Roll Call/Approval of March Minutes/Agenda Additions or Deletions
- II. Business
 - a. Commissioner Reports
 - b. Legislation
 - c. County Counsel Report
 - d. County Supervisor Report
 - e. Update on HUD Qualified Homes Legislation (Requested by Commissioner Hanley)
- III. Correspondence
 - a. Invitation Letters to Assemblymember Monning and Senator Simitian to Discuss Pending Legislation at Next Month's Mobilehome Commission Meeting
 - b. Letter of Appreciation to Mary Crowther
 - c. Board of Supervisor Appointment & Reappointment Letters to the Mobilehome Commission
 - d. Letter to County Board of Supervisors Requesting Their Opposition to AB 481
- IV. Community Input
- V. Adjournment

The Next Mobilehome Commission Meeting Will Be May 28, 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:

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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>

CORRECTED
MINUTES
MOBILEHOME COMMISSION MEETING

April 23, 2009

Elena Baskin Live Oak Senior Center

COMMISSIONERS PRESENT: Jean Brocklebank, 1st District
Henry Cleveland, 2nd District
William Neighbors, 4th District
Rick Halterman, 5th District
Bonnie Lund, WMHA Representative

COMMISSIONERS ABSENT: Mary L. Hanley, 3rd District
Carol Lerno, GSMOL Representative

**BOARD OF SUPERVISOR
LIAISON REPRESENTATIVE:** Rita Winings, Aide to County Supervisor Leopold

COUNTY COUNSEL: Absent

SECRETARY: Lee Ann Shenkman

LEGISLATIVE REPORT: Jerry Bowles

INVITED GUESTS: Maureen McCarty, Senator Joe Simitian's Office
Ali Spickler, Assemblymember Bill Monning's Office

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 March 26, 2009, meeting were reviewed and upon motion by Commissioner Brocklebank, seconded by Commissioner Lund, the March 26, 2009, minutes were approved.

I. ADDITIONS AND DELETIONS TO THE AGENDA

No additions or deletions.

II. BUSINESS

A. Commissioner Reports

Commissioner Brocklebank reported that she had been invited and attended the Shoreline Estates Mobilehome Park Homeowners' Association Newcomer's Tea. She also reported that the County Planning Department performs inspections to determine the number of parking spaces a mobilehome must have (such as when a new two-story mobilehome goes into a park), however, after the home is installed the Department does not do a final inspection to verify that the correct number of parking places has been provided. Commissioner Brocklebank will work with Rita Winings of

Supervisor Leopold's office regarding this issue and will report back next month. Commissioner Cleveland recommended that parties use the online complaint system offered by the Planning Department if there are parking issues in a mobilehome park.

Commissioner Halterman reported that the process of the owners trying to close the Surf and Sand Mobilehome Park in the City of Capitola may happen soon. The City may conduct hearings on the issue in the next 2-3 months.

Commissioner Lund reported that she will not be at the next Commission meeting.

B. Legislation

Ali Spickler of Assemblymember Monning's office, Maureen McCarty of Senator Simitian's office, and Jerry Bowles updated the Commission on the following bills:

AB 481 (Ma): This bill is regarding rent control and a homeowner's principal place of residence. Ms. Spickler stated that this bill was heard on April 20th in committee and it is set for rehearing on May 13th. The County Board of Supervisors agreed at its regular meeting this week to send an opposition letter.

AB 566 (Nava): Ms. Spickler reported that this bill passed through first committee last week and the second hearing has been cancelled at the request of the author. Commissioner Halterman spoke to the author's office, which said the chair of the committee was concerned with local governments having their own ordinances on non-modified conversions. This bill has been double referred to the Assembly Committee on Housing and Community Development (HCD) and to the Local Government Committee. Ms. McCarty stated that if this bill gets out of committee, there is concern that the governor will not sign it.

AB 761 (WMA sponsored): Ms. McCarty reported that a bill similar to this one died on the floor last year, but its chances are better than 50/50 that it will get out of Committee this year; however, it is likely it will not pass in the Senate Judiciary. This bill was referred to Assembly Committee on HCD. Commissioner Halterman explained that this bill would create statewide vacancy decontrol, which means that what happened to rent control in the City of Santa Cruz is what would happen statewide. This bill is up for hearing on April 29th; therefore if members of the public want to write letters to oppose this bill they should write them this week. The letters should be directed to Assembly Committee on Housing and Community Development, P. O. Box 942849-0103, Sacramento, CA 94249-0103.

AB 869 (Mendoza): This bill has to do with park manager certification. Ms. McCarty reported that this bill will be heard on April 29, 2009, but no one knows what will be on this bill. It failed passage in the Assembly HCD Committee 2-2 and was granted reconsideration. This bill is sponsored by GSMOL and has park owner support, however, Mr. Bowles was not certain if it had WMA support.

SB 23 (Padilla): This bill is scheduled for the Senate Transportation & Housing Committee for hearing on April 28, 2009, which is a Committee that Senator Simitian sits on. He currently has no opinion on this bill because it will be amended many times before it gets to him. Currently, this bill requires that, on or after September 1, 2010, mobilehome parks and special occupancy parks must adopt and post in a conspicuous place in the park an emergency preparedness plan that may include the 1997 plan adopted by the State Office of Emergency Services or any subsequent version. A responsible person in each park shall be designated by the park to be familiar with the plan, and parks shall notify new and existing residents of where the plan can be accessed. The bill states that HCD or a designated local enforcement agency may determine whether a park is in compliance with these requirements. SB 23 also provides that a park operator shall not be responsible for the physical evacuation of residents from their homes in an emergency; individual residents shall be responsible for themselves. Jerry Bowles reported that this bill is supported by park owners and park residents,

so it may go through.

SB 224 (Correa): The state's CalHome program provides loans and grants to help lower-income homeowners purchase or rehabilitate their homes, including mobilehomes. This bill provides that local agencies administering these state funds cannot discriminate, in their underwriting criteria, in making loans or grants to low-income homeowners solely on the basis that the home is a mobilehome or manufactured home or that it is located in a mobilehome park. The bill also clarifies that ignition resistant exterior components, now required by the Department of Housing (HCD) as the result of recent wildfires for mobilehomes located in or outside mobilehome parks in wildfire urban interface zones, shall be eligible as "rehabilitation" for the purposes of CalHome rehabilitation grants. This bill passed the Senate Transportation & Housing Committee 11-0, and probably will be taken up on consent.

SB 398 (Correa) – This bill would streamline fire code enforcement in mobilehome parks. A local agency which takes on park code enforcement for HCD may enforce its own fire code, or a local fire agency may assume jurisdiction for certain limited fire code requirements in parks, such as weed abatement or fire hydrants. This bill would delete the requirement that a local agency must take on the full spectrum of park code enforcement in order to assume fire code jurisdiction. The bill would also require that park inspection and fire hydrant maintenance records be made available to the public on HCD's website by July 1, 2012. This passed Senate Transportation & Housing 8-1.

AB 1108 (Fuentes): this appears to be the sleeper bill on park utilities; it has to do with master meter utilities. Master-meter utilities are mostly unregulated, although the Public Utilities Code requires that where gas or electric service is provided to a master-meter operator, the operator must charge the same rate to individual residents as the regulated utility or municipal utility district would charge if the utility or district were serving those residents directly. This bill provides that if the CA Public Utilities Commission (CPUC) finds that a master-meter customer has failed to maintain or repair its sub-meter facilities, the commission may order the master-meter customer to repair those facilities. This bill has been amended to provide that master-meter park operators shall transfer ownership and operation of the master-metered gas or electrical system to the serving regulated utility corporation, subject to procedures adopted by the CPUC, and permit the CPUC to allow the costs of upgrading, repair and operation of the those facilities to be spread out in the public utilities' rate base. This bill is pending in the Assembly Utilities & Commerce Committee for hearing 04/27/09.

Ms. Spickler stated that although she cannot make every Mobilehome Commission meeting, she can be an ear and be the legwork person on the legislative end and if anyone is having difficulty with HCD in their park, she can act as a liaison. Commissioner Brocklebank asked how strongly Senator Simitian and Assemblymember Monning feel about these bills. Ms. Spickler stated that because the bills are still so new, she does not know how Assemblymember Monning will be voting because much can change before it is ready for a vote. However, she stated that Assemblymember Monning is an advocate for mobilehome residents.

The status of 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

Rita Winings, Aide to County Supervisor John Leopold, reported that he was out of town today so he could not make this meeting. She informed the Commission that the conversion of Alimur

Mobilehome Park was heard by the Board of Supervisors and it was defeated by a vote of 3-1-1 (three opposed, one abstained, and one was not in attendance at the meeting).

E. Update on HUD Qualified Homes Legislation (Requested by Commissioner Hanley)

Commissioner Hanley was not in attendance today, however, she provided the Commission with a document explaining the situation regarding pre-HUD (1976) homes and their safety. On the Senate Select Committee website there is a move sponsored by a portion of WMA providing that pre-1976 homes cannot be sold in parks because they are firetraps and unlivable. Mr. Bowles stated that the main thrust of this appears to be to get the old homes out of the parks.

III. CORRESPONDENCE

- A. Invitation Letters to Assemblymember Monning and Senator Simitian to Discuss Pending Legislation at Next Month's Mobilehome Commission Meeting
- B. Letter of Appreciation to Mary Crowther
- C. Board of Supervisor Appointment & Reappointment Letters to the Mobilehome Commission
- D. Letter to County Board of Supervisors Requesting Their Opposition to AB 481

IV. COMMUNITY INPUT

A resident of San Lorenzo Mobilehome Park provided a status report stating that some progress had been made regarding problems in that park.

V. ADJOURNMENT

The meeting was adjourned at 10:50 A.M. The next meeting will be May 28, 2009.

Respectfully submitted,

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

May 28, 2009

9:30 AM

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

The Next Mobilehome Commission Meeting Will Be June 25, 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.

If you would like to receive the Agenda and Minutes via email rather than through the U.S. Postal Service, please send an email requesting this to CSL035@co.santa-cruz.ca.us and your name will be added to the list.

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

May 28, 2009

Elena Baskin Live Oak Senior Center

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

COMMISSIONERS ABSENT: Bonnie Lund, WMHA Representative

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

COUNTY COUNSEL: Marie Costa

SECRETARY: Lee Ann Shenkman

LEGISLATIVE REPORT: Jerry Bowles

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

I. ADDITIONS AND DELETIONS TO THE AGENDA

No additions or deletions.

II. BUSINESS

A. Commissioner Reports

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

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

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

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

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

B. Legislation

Jerry Bowles updated the Commission on the following bills:

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

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

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

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

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

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

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

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

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

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

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

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

C. County Counsel Report

No report.

D. County Supervisor Report

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

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

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

III. COMMUNITY INPUT

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

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

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

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

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

extension, the mobilehome owner must go to the state and obtain a permit.

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

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

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

IV. ADJOURNMENT

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

Respectfully submitted,

Lee Ann Shenkman, Staff Secretary to the
Mobilehome Commission

Approved: _____

MOBILEHOME COMMISSION MEETING

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

June 25, 2009

9:30 AM

- I. Call to Order/Roll Call/Approval of May Minutes/Agenda Additions
- II. Business
 - a. Lizet Moreno Representing Central Coast Energy Services
 - b. Commissioner Reports
 - c. Legislative Report
 - d. County Counsel Report
 - e. County Supervisor Report
 - f. Election of Chair and Vice Chair
 - g. Discussion of: (a) park owners' July 1, 2009, last day to submit data and supporting documents on reasonable rate of return on capital improvements, and (b) July 23, 2009, public hearing on reasonable rate of return in accordance with Santa Cruz County Code Section 13.32.092
- III. Correspondence
- IV. Community Input
- V. Adjournment

The next Mobilehome Commission meeting will be July 23, 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:

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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

June 25, 2009

Elena Baskin Live Oak Senior Center

COMMISSIONERS PRESENT: Jean Brocklebank, 1st District
Henry Cleveland, 2nd District
Mardi Brick, 3rd District
William Neighbors, 4th District
Rick Halterman, 5th District
Carol Lerno, GSMOL Representative
Bonnie Lund, WMHA Representative

COMMISSIONERS ABSENT: None

BOARD OF SUPERVISOR LIAISON: Rita Winings, Aide to
John Leopold, County Supervisor First District

COUNTY COUNSEL: Marie Costa

SECRETARY: Lee Ann Shenkman

LEGISLATIVE REPORT: Jerry Bowles

Chair Henry Cleveland called the meeting to order at 9:30 A.M. There were 5 members of the public in the audience. The minutes of the May 28, 2009, meeting were reviewed and upon motion by Commissioner Lerno, seconded by Commissioner Neighbors, the May 28, 2009, minutes were approved.

I. ADDITIONS AND DELETIONS TO THE AGENDA

No additions or deletions. Commissioner Lerno requested that an item be added to the agenda to discuss utilizing the Commission's funds to keep Lee Ann Shenkman on the Commission as secretary. Rita Winings informed the Commission that due to the furlough hours that SEIU employees are taking, and due to last day budget items being heard today at the County, Lee Ann Shenkman will be able to stay on as the Commission secretary.

II. BUSINESS

A. Lizet Moreno Representing Central Coast Energy Services

Ms. Moreno distributed an information sheet explaining their services which are for low income families. They provide payment assistance and weatherization services for owners and tenants of homes and mobilehomes. The utility payment assistance is through a partnership with PG&E. The weatherization portion of their services includes installation of energy efficient items to make the home

more energy efficient, such as replacement of stoves, windows, refrigerators, doors, microwave ovens, etc. Ms. Moreno explained that applications are sent to the mobilehome park manager to distribute; then a team of eligibility workers holds an intake clinic at the mobilehome park at a time and date that works best for the residents. This program is available in Monterey, San Benito, Santa Cruz, and south Santa Clara Counties. The current income cannot exceed the following approximate amounts: one person \$2400/month; two people \$3200/month; three people \$3900/month.

B. Commissioner Reports

Commissioner Brocklebank reported the following: (1) requested that an item be placed on next month's Agenda to discuss whether or not a statement should be made by the Chair at the beginning of each meeting and/or a statement should be placed on the Agenda of each meeting that the meetings are recorded; (2) informed the Commission that Snug Harbor has an ongoing issue regarding movement of lot lines and lack of required parking; and (3) at Yacht Harbor Manor certain residents working with Terry Hancock are negotiating a settlement agreement with park management to bring spaces back under rent control after the expiration of a long term lease.

Commissioner Cleveland thanked staff for updating the Commission website with the new Commissioner Mardi Brick information, and thanked Mary Hanley for her service on the Commission.

Commissioner Halterman reported the first hearing was held in front of the Capitola Planning Commission concerning the proposed closure of the Surf and Sand Mobilehome Park. The Planning Commission will make a recommendation to the Capitola City Council and the Council will make the final decision. Two basic issues will need to be decided: (1) the adequacy of the environmental impact report that is required to be done to close a park, and (2) the necessity of a coastal permit. There is one more Planning Commission meeting and 90 days after that a recommendation must be made to the City Council. The main focus most probably will be the issue of reasonable cost of relocation: reasonable cost of relocating the residents vs. reasonable cost of relocating the mobilehome.

Commissioner Neighbors reported that he and Commissioner Cleveland will be meeting with the Watsonville City Councilmember who represents the district in the City of Watsonville where most of the mobilehomes are.

C. Legislation

Jerry Bowles updated the Commission on the following bills:

AB 566 (Nava) and AB 761 (Calderon; WMA sponsored): Both of these bills failed in committee but are under reconsideration because not all of the assembly members were in the room to vote on these bills. Normally, this is considered a no vote, but under the rules they can ask for reconsideration. Commissioner Halterman reported that he spoke to representatives from Senator Simitian's office. Although Senator Simitian's office stated that he has not yet made up his mind on AB 566, his office says he has the following objections: (1) concern about a compromise, (2) no progress is being made; and (3) he believes the Governor will veto the bill anyway.

Commissioner Halterman requested that as many people as possible call Senator Simitian's office between now and the weekend at 425-0401 to ask Senator Simitian to support AB 566. Also, the City of Carson is organizing a bus from Santa Cruz to Sacramento on July 7th which is when a meeting is tentatively scheduled. They would like at least 20 people from Santa Cruz and there is no cost to the people attending. This is an important meeting because the people attending can speak briefly and ask for support for AB 566.

On AB 761, residents were victorious but reconsideration has been requested. This is a two-year bill, but the rules committee can allow it to be heard this year. Commissioner Brocklebank added that if the sham conversions cannot be stopped, the park owner will be free to increase the rent on the park's spaces as high as they want when the residents attempt to sell their homes.

Commissioner Halterman informed the Commission that the issue of sham conversions it is not going well in the courts. The City of Goleta has already lost on this issue and did not appeal; they settled with the park owners. At least one other city has lost. The Sonoma decision has not yet come down; the City of Carson is dealing with this issue currently. The County of Santa Cruz is currently dealing with it, also. There is one suit in the City of Capitola. One of the reasons this is important is that this is how to sue an ordinance out of existence. If AB 566 passes, the state language would be the same as the local ordinance.

Legislative bills can be found on the following websites: <http://sinet2.sen.ca.gov/mobilehome/> and also at www.leginfo.ca.gov. Also, Jerry Bowles informed the Commission that anyone can sign up for the GSMOL Legislative Update Newsletter by going to the GSMOL website or call GSMOL and they will email it.

D. County Counsel Report

Ms. Costa reported that at the last meeting there was discussion regarding whether or not a public hearing could be offered to all residents of affected mobilehome parks before a mobilehome is installed in a park to have input on the parking and property line issues. Ms. Costa recommended that since this is proposing a change to the County Code, that the Mobilehome Commission draft a letter signed by the Chair making this a request of the Board of Supervisors. Then it will be up to the Supervisors whether or not they choose to do this.

E. County Supervisor Report

Rita Winings reported that Supervisor Leopold is at the last day of County budget hearings. Most of County government has experienced budget cuts, however, RDA (Redevelopment Agency) is strong and will be increasing its staff. There have been five workshops held over the past couple of months to discuss Redevelopment money; about 350 people participated. Also, as already reported, Lee Ann Shenkman's hours are being restored, which is another bright spot budget-wise. Supervisor Leopold would like the Commission to know that he will keep trying to communicate with HCD regarding parking issues in mobilehome parks, and he will do his utmost to be at the next Mobilehome Commission meeting.

Commissioner Brocklebank reported that a resident of Blue and Gold Mobilehome Park emailed Supervisor Leopold to ask him to speak directly with Senator Simitian on AB 566. Commissioner Halterman informed the Commission that Will Constantine was in contact with Supervisor Pirie regarding speaking to Senator Simitian. Commissioner Neighbors stated he would contact Supervisor Campos, and Commissioner Brick stated she would contact Supervisor Coonerty.

F. Election of Chair and Vice Chair

Commissioner Halterman opened nominations for Chair of the Mobilehome Commission. Commissioner Neighbors nominated Henry Cleveland, and Commissioner Lund seconded. Henry Cleveland was re-elected the Chair of the Mobilehome Commission for 2009-2010 by unanimous vote.

Commissioner Cleveland opened nominations for Vice Chair. Jean Brocklebank nominated herself; Rick Halterman nominated himself. A vote was taken and Jean Brocklebank received two

votes (Supervisors Brick and Brocklebank); Rick Halterman received three votes (Supervisors Neighbors, Lund and Halterman); Rick Halterman was re-elected the Vice Chair of the Mobilehome Commission for 2009-2010. .

G. Discussion of: (a) park owners' July 1, 2009, last day to submit data and supporting documents on reasonable rate of return on capital improvements, and (b) July 23, 2009, public hearing on reasonable rate of return in accordance with Santa Cruz County Code Section 13.32.092

The Commission discussed that the reasonable rate of return has been 12% for many years, and currently is 12%. The public hearing shall be held next month.

III. CORRESPONDENCE

The Commission signed a card for Mary Hanley for her hours of service on the Mobilehome Commission.

IV. COMMUNITY INPUT

Blue Pacific Mobilehome Park is working with contractors to assess the park and its needs.

A resident of Vista del Lago stated that approximately 20 residents in that park have made phone calls and sent faxes to legislators regarding AB 566.

Shoreline Mobilehome Park is having a hot dog rally for the 4th of July.

The City of Watsonville allows the police department to issue citations inside mobilehome parks where people park illegally in red zones and handicap spaces. Jerry Bowles informed the Commission that this law went into effect approximately two or three years ago. The park owners must make an application with local law enforcement for the police department to issue such citations, and the Board of Supervisors or City Council has to approve it.

V. ADJOURNMENT

The meeting was adjourned at 10:30 A.M. The next meeting will be July 23, 2009.

Respectfully submitted,

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 23, 2009
9:30 AM

- I. Call to Order/Roll Call/Approval of June Minutes/Agenda Additions
- II. Business
 - a. Commissioner Reports
 - b. Discussion of Notification that Mobilehome Commission Meetings are Recorded (Requested by Commissioner Brocklebank)
 - c. Legislative Report
 - d. County Counsel Report
 - e. County Supervisor Report
 - f. 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
- III. Correspondence
 - a. Draft Letter to the Board of Supervisors Requesting Notification to Mobilehome Residents of Installation of New Mobilehomes
 - b. 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 27, 2009.

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

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

July 23, 2009

Elena Baskin Live Oak Senior Center

COMMISSIONERS PRESENT: Jean Brocklebank, 1st District
Henry Cleveland, 2nd District
Mardi Brick, 3rd District
William Neighbors, 4th District
Carol Lerno, GSMOL Representative
Bonnie Lund, WMHA Representative

COMMISSIONERS ABSENT: Rick Halterman, 5th District

BOARD OF SUPERVISOR LIAISON: Absent

COUNTY COUNSEL: Marie Costa

SECRETARY: Lee Ann Shenkman

LEGISLATIVE REPORT: Jerry Bowles

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

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 June 25, 2009, meeting were reviewed and upon motion by Commissioner Lerno, seconded by Commissioner Neighbors, the June 25, 2009, minutes were approved.

II. BUSINESS

A. Commissioner Reports

Commissioner Brocklebank reported that Central Coast Energy Services (CCES) will have a clinic for a free weatherization program at Yacht Harbor Manor on August 4, 2009. The clinic is for the residents of Yacht Harbor Manor. Every park can set up the same type of meeting with CCES.

Commissioner Cleveland reported that two buses went from Santa Cruz to Sacramento for AB566 lobbying the Senate Select Committee, particularly Senator Simitian, to vote to get it out of the Senate Committee. Commissioner Cleveland commends everyone who contacted Senator Simitian's office about that legislation. The Senator's aide said the office received hundreds of calls and the residents' presence at the Senator's office was well received. Also, as a reminder of procedures for the Mobilehome Commission meetings, a "Summary of Procedures for Motions & Meeting Rules" was distributed today to each Commissioner.

Commissioner Neighbors reported that the residents of Monterey Vista Mobilehome Estates litigated their attempt to purchase the park from the park owner; however the residents lost their case. The case went through the appellate court but was denied hearing by the California Supreme Court.

Commissioner Brick provided, for informational purposes only, a statement she received from a resident in a park in Soquel who is concerned about tax assessments. The taxation of mobilehomes is addressed in the State Board of Equalization regulations. Applications for reducing assessed property values are available online or at the Assessor's Office.

Commissioner Lerno reported that it seems there are more burglaries in the area where she lives; this is a neighborhood problem, there is not an increase in burglaries in her park. The Sheriff's Department recommends the formation of more neighborhood watch groups.

B. Discussion of Notification that Mobilehome Commission Meetings are Recorded

Commissioner Brocklebank recommended that an announcement should be made at the beginning of each Mobilehome Commission meeting and a statement on the agenda should be written stating that the Commission meetings are recorded. Upon motion by Commissioner Neighbors and a second by Commissioner Lund, the motion was approved.

C. Legislation

Commissioner Cleveland reported that buses went from Santa Cruz to Sacramento twice; the second time they were met by buses from two other counties (resulting in about 100 mobilehome advocates) which crowded into the Senate Transportation Committee. They spoke before the Committee, which resulted in getting the bill out of Committee onto the floor. The bill now says that local jurisdictions can take into account resident support of a conversion. Previously, the park owner was required to survey the residents there were no specifics regarding the survey; if the survey was completed, the local jurisdiction had to accept it and approve the map. Now a local jurisdiction can consider whether residents support it.

Jerry Bowles updated the Commission on the following bills (any bill where he states it is the third reading, that bill will next go to the governor if the bill passes):

SB 23 (Padilla) – Park Emergency Preparedness and Evacuation Plans: in Assembly Appropriations Committee; it probably will not be heard until legislators return from recess. If they pass the State budget today, the legislators can go on recess tomorrow and be back August 18, 2009.

SB 46 (a new bill): normally a bill takes about four months; this bill, however, was introduced on June 18th and read for the first time, and went to the governor on July 1st. This bill has to do with increasing the HCD registration fees and permit to operate fees. These fees will probably be passed on to residents.

SB 111 (Correa) – The Mobilehome Residency Law (MRL) Reorganization: this bill is in the Assembly for the third reading and then it will go to the governor. This bill will be heard today.

SB 120 (Lowenthal) – Notice of Termination of Utilities in Master-Meter Parks: This bill provides that a regulated utility corporation, as well as a public utility district, providing heat, light or power, must notify renters, including occupants of master metered multi-unit dwellings and mobilehome parks, by mail as well as posting, of the termination of utility service due to the fact the landlord or park failed to pay the utility bill, 15 days prior to termination of utility service. This bill is in the Senate Appropriations Committee and will probably be heard after the recess.

SB 166 (Runner) - Special Occupancy Parks: this bill has to do with RV's and the reason it is mentioned here is that there are a few parks that have both RV as well as mobilehome spaces. This bill would affect these parks. The bill is in the Special Consent Calendar to be heard today.

SB 183 (Lowenthal) - Carbon Monoxide Alarms: this bill will be heard in the Assembly for a third reading today.

SB 224 (Correa) – CalHome and CHFA Housing Programs: this bill is in the Special Consent Calendar to be heard today.

SB 251 (Sen. Trans. & Housing Committee) – 2009 Omnibus Housing Bill: this bill is in Senate Unfinished Business to be considered today.

SB 290 (Leno) - Conventional Tenancies – 60-day Notice of Termination: this bill has to do with a 60 day notice of termination; it will be heard today and it is the third reading; this bill removes the January 1, 2010, sunset.

SB 398 (Correa) – Fire Code Enforcement in Mobilehome Parks: this is in the Assembly for a third reading to be heard today. The bill clarifies that a fire district has authority to enforce the fire prevention codes in a mobilehome park if delegated by the local enforcement city or county agency that has jurisdiction to enforce the Mobilehome Parks Act in parks. Mr. Bowles will notify the Office of County Counsel if this bill passes, and Ms. Costa will then send notice of this bill to HCD and the local fire districts and fire chief associations.

SB 542 (Wiggins) – Solar Energy Programs, Multi-Unit and Manufactured Housing: this has been amended so that if someone wants to put a solar system on their home, the manufacturer of that home will be taken into consideration under Title 25 for weight and strength. This bill is in Senate Appropriations; it will probably be taken up after the recess.

SB 804 (Leno) – Mobilehome Sales: Replacement Homes in the Park: this bill prohibits park management from requiring that a homeowner who is replacing his/her home in the park to use a specific manufacturer or dealer; this went to the governor on July 16, 2009.

AB 481 (Ma) – Rent Control/Principal Residence: this is a two-year bill.

AB 761 (Charles Calderon) – Mobilehome Park Rent De-Control: in the Senate Rules Committee for assignment. They are looking for a committee to hear it.

AB 869 (Mendoza) – Park Manager Certification: this is a two-year bill.

AB 880 (Niello) - Prefabricated Panelized Homes – Contractor's License: this is in the Appropriations Committee being held in suspense file; this means they are not yet ready to take it up or the author does not have all the information to take it up.

AB 1059 (Silva) – Mobilehome Park Conversion & Relocation – Bankruptcy: this is in an inactive file on the Senate side; it probably will not be heard until after the first of the year.

AB 1061 (Lieu) - Common Interest Developments (CID) – Water Conservation: this has to do with resident owned parks; it is in the Senate Judiciary and probably won't be heard until after the recess.

AB 1108 (Fuentes) – Park Master Meter Utilities: this is in the Senate Appropriations Committee.

AB 1474 (Cook) – Mobilehome Sales Tax Exemption: this bill is in the Suspense File in the Assembly Appropriations Committee.

Legislative bills can be found on the following websites: <http://sinet2.sen.ca.gov/mobilehome/> and also at www.leginfo.ca.gov. Also, Jerry Bowles informed the Commission that anyone can sign up for the GSMOL Legislative Update Newsletter by going to the GSMOL website or call GSMOL and they will email it.

D. County Counsel Report

No report.

E. County Supervisor Report

No report.

F. 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 10:15 A.M. Every year, required by the County Code, the Commission holds a public hearing to establish a fair rate of return for capital investments under the County's rent control ordinance. The County has been at 12% for many years. Commissioner Lerno made a motion to set the reasonable rate of return at 12% for the coming year; Commissioner Brocklebank seconded. Discussion clarified that this is 12% per annum. All approved. Public hearing closed at 10:20 A.M.

III. CORRESPONDENCE

A. Draft Letter to the Board of Supervisors Requesting Notification to Mobilehome Residents of Installation of New Mobilehomes

This letter requests that the Board of Supervisors encourage the Department of Housing and Community Development (HCD) to require notification to nearby residents when a new mobilehome is going into a space. Commissioner Brick made a motion to approve the letter; Commissioner Brocklebank seconded. Discussion was opened. There is concern that enforcement of this would be difficult because many times the resident receiving the new home does not know when the home will be delivered. There is a lack of communication between the adjacent residents and the person authorizing installation of a new mobilehome. The motion was modified to include authorizing County Counsel to modify the letter to include suggesting that HCD include in Title 25 the notification requirement to neighbors when a new mobilehome is brought into a park. This would include the requirement that HCD signoff that a public meeting has been held before a permit is issued. Commissioner Brick made the motion to modify, Commissioner Brocklebank seconded; motion carried.

B. 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 resident of Vista del Lago Mobilehome Park in Scotts Valley reported that four residents from that park went on both trips to Sacramento to speak to the Senate Transportation Committee regarding AB 566. Also, at least 10-15 residents from that park wrote letters.

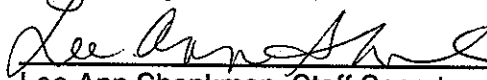
A resident from Shoreline Mobilehome Park informed the Commission that a large group of residents went to Sacramento to support groups that are having sham conversion problems, even though Shoreline is not having problems. Commissioner Brocklebank thanked the Shoreline residents and park owner, Bonnie Lund, for their support.

Commissioner Neighbors requested that next month's agenda include discussion regarding the layoff of Lee Ann Shenkman's position and that she may be leaving the Commission as Secretary due to layoff; he would like the Commission to look into this issue.


V. ADJOURNMENT

The meeting was adjourned at 10:28 A.M. The next meeting will be August 27, 2009.

Respectfully submitted,



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 27, 2009
9:30 AM

- I. Call to Order/Roll Call/Approval of July Minutes
- II. Business
 - a. Commissioner Reports
 - b. Legislative Report
 - c. County Counsel Report
 - d. County Supervisor Report
 - e. Discussion Regarding Layoff of County Counsel Paralegal Position/Secretary to Mobilehome Commission
- 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 2010 Mobilehome Space Rents
 - c. Notice to Recreational Vehicle Park Owners Regarding Consumer Price Index Rent Adjustment for 2010 Recreational Vehicle Space Rents
 - d. Letters to the Board of Supervisors Requesting Notification to Mobilehome Residents of Installation of New Mobilehomes
- IV. Community Input
- V. Adjournment

The next Mobilehome Commission meeting will be September 24, 2009.

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

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.

If you would like to receive the Agenda and Minutes via email rather than through the U.S. Postal Service, please send an email requesting this to CSL035@co.santa-cruz.ca.us and your name will be added to the list.

**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>**

CORRECTED
MINUTES
MOBILEHOME COMMISSION MEETING

August 27, 2009

Elena Baskin Live Oak Senior Center

COMMISSIONERS PRESENT: Henry Cleveland, 2nd District
Mardi Brick, 3rd District
William Neighbors, 4th District
Rick Halterman, 5th District
Carol Lerno, GSMOL Representative
Bonnie Lund, WMHA Representative

COMMISSIONERS ABSENT: Jean Brocklebank, 1st District

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

COUNTY COUNSEL: Marie Costa & Rahn Garcia

SECRETARY: Lee Ann Shenkman

LEGISLATIVE REPORT: Jerry Bowles

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

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 July 23, 2009, meeting were reviewed and upon motion by Commissioner Lerno, seconded by Commissioner Brick, the July 23, 2009, minutes were approved. Chair Henry Cleveland announced that these meetings are recorded.

II. BUSINESS

A. Commissioner Reports

Commissioner Neighbors reported that a month ago, the City of Watsonville put in a traffic circle, at the cost of approximately \$12,000, in front of Monterey Vista Mobile Estates, which encroached on the mobilehome park driveway. The traffic circle caused a problem for residents and visitors attempting to pull into and out of the park. At the Tuesday night Watsonville City Council meeting, residents from the mobilehome park complained and the City Council voted 6-1 to remove the traffic circle. That removal is occurring today.

Commissioner Halterman reported that tonight at 6:00 PM the final hearing on the Surf and Sand Mobilehome Park will be in front of the Capitola City Council. He added that the City of Capitola's legal fees have now reached \$600,000 for defending rent control. The hearing will be on cable television and will be repeated at noon this Saturday on one of the community access stations.

Commissioner Cleveland informed the Commission that there is a video on YouTube called the Battle of Surf and Sand which describes what is going on in the park from the residents' perspective. He also informed the Commission that a representative from Central Coast Energy Services came to Aptos Pines Mobilehome Park and met with the residents. They provided applications for their services which include utility payment assistance and weatherization, such as replacement of stoves, windows, refrigerators, doors, microwave ovens, etc., to make mobilehomes more energy efficient.

Commissioner Lerno reminded all residents of the importance of participating in resident meetings in mobilehome parks so that your voice is heard, especially when occupancy agreement rules and regulations and by-laws are discussed.

B. Legislative Report

Jerry Bowles informed the Commission that the legislature went back in session this month. They only have two weeks to get the bills to the governor.

AB 566 is tentatively scheduled for a hearing today on the floor for a third reading. However, it may be carried over to next week. Letters still need to be written to obtain support from the senators to move on this bill to get it approved. Then it will go to Conference Committee, and then to the governor. At that time, letters of support again need to be written. Commissioner Halterman added that it has to go to reconciliation because the Senate bill is not the same bill that passed out of the Assembly. This is very important because the Senate bill emphasizes local control. If you live in Scotts Valley, Watsonville, or in the unincorporated area of the County that Senator Maldonado covers, there is still time to contact his office today. Senator Maldonado was the only Republican that supported the bill last time, so it is very important for residents in his district to contact him today because this may be the last day to ask him to support the bill.

The other bill that looks like it might not make it through is **AB 869 (Mendoza) – Park Manager Certification**: this is a two-year bill that was sponsored by GSMOL. There may not be enough votes to move this forward. This bill has been reintroduced several times.

AB 761 (Charles Calderon) – Mobilehome Park Rent De-Control: Commissioner Halterman informed the Commission that this has become a 2-year bill and will be heard in January. If there is no action by the end of January, the bill will be dead.

Commissioner Halterman thanked everyone who helped organize the bus trip to Sacramento. There were over 100 people there that day from Santa Cruz and other places, and Senator Simitian came through on the vote.

The Commission would like to send a letter to the City of Carson thanking them for all of their efforts and interest in the area of mobilehome residency. County Counsel will prepare a draft of the letter for the next Commission meeting.

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

Rahn Garcia, of the Office of Santa Cruz County Counsel, stated he is one of the attorneys working on the Goldstone application for converting the Alimur Mobilehome Park to resident ownership under state law and our County Code. Santa Cruz County enacted Chapter 14.08 into the

County Code that puts forward regulations on those matters. The Goldstone application was evaluated and recently denied under the terms of the County Code and litigation was filed challenging that denial.

Mr. Garcia provided a summary of the issues regarding Sonoma County. Sonoma County has a similar Code provision that is being challenged in the courts. It was heard first in the Sonoma County trial court, and at that court they upheld and declared valid the Sonoma County ordinance in its action to deny the application. This decision was then appealed to the first district court of appeal. Mr. Garcia explained that there are differences between Sonoma County's regulations and Santa Cruz County's regulations. This decision on Friday does not become final for another couple of months, and Sonoma County may appeal to the California Supreme Court.

Supervisor Leopold stated that the Board of Supervisors understands this court case and AB566; they will be discussing further action in closed session.

D. County Supervisor Report

Supervisor John Leopold apologized for missing the last two Commission meetings due to budget hearings and the Board of Supervisor's recess. The general fund in the County budget this year has about \$25 million dollars less than it had last year. Also, the County will make more cuts by the end of September because of the state budget cuts which were not final until the end of July. There were cuts in the amount of \$11 million from the Redevelopment Agency. A result of the budget problems is that there is an historic resizing of the public sector in California. The state claims it is borrowing 8% property tax and will pay it back with interest in four years. By the end of September all county department heads are bringing their budgets back to the Board of Supervisors. Starting in May, Supervisor Leopold started a number of community workshops; over 300 people have attended these workshops and he was inspired by the community input which included the following five issues that came up on a regular basis:

1. public safety
2. economic vitality
3. activities and facilities for young people
4. safe routes for bike riding and walking
5. affordable housing

There will be more community workshops on September 10th, 12th and 15th. There is also a website: www.buildstrongersoquelandliveoak.com that provides a chance for residents to provide feedback directly to the Redevelopment Agency if they can't make it to one of the workshops. County residents need to be thinking about what it takes to build a strong economic base. The community has indicated that it is concerned with economic vitality, and this is tied to affordable housing.

E. Discussion Regarding Layoff of County Counsel Paralegal Position/Secretary to Mobilehome Commission

Commissioner Cleveland asked what support the County can provide the Mobilehome Commission since the hours of the paralegal position, which acts as the Secretary to the Commission, were cut drastically. The County uses space fees to pay for administrative, hearing, and Senior Citizen's legal costs. Mr. Garcia explained that the County Counsel Department intends to continue to provide the Commission with the same level of services to the best of their ability, but money will be refocused to cover the challenges of litigation. Commissioner Halterman asked if there is still a surplus in the space fees which was to be used to increase the contract hours for Senior Citizens' Legal Services. Mr. Garcia explained that the space fees are placed in a trust fund that is accounted for on an annual basis, and this money is used to pay for services provided to this Commission,

including` the contract for Senior Citizens Legal Services and other matters that are of extreme importance to mobilehome park residents, such as litigation challenges. The Commissioners had further discussion regarding ways to fund the Commission Secretary position in order to retain Lee Ann Shenkman.

The Commissioners discussed the possibility of increasing space fees, which are currently \$1.17 per month, and have not been increased since at least 2003. Commissioner Halterman explained that in the City of Capitola each resident pays an administrative service fee of \$20/month, which is \$240/year; this fee goes toward the payment of legal fees when necessary. The amount is reviewable, however, so that if the service fee is found to be unnecessarily high, it can be reduced. Mr. Garcia explained that the Commission could make a recommendation to the Board of Supervisors to increase the space fees if the Commission determines an increase is necessary. Supervisor Leopold expressed that the Board of Supervisors is committed to doing whatever it takes to protect affordable housing in the unincorporated areas of the County. Commissioner Cleveland requested that a two-year report be provided at next month's meeting showing how space fees are used.

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 2010 Mobilehome Space Rents
- C. Notice to Recreational Vehicle Park Owners Regarding Consumer Price Index Rent Adjustment for 2010 Recreational Vehicle Space Rents
- D. Letters to the Board of Supervisors Requesting Notification to Mobilehome Residents of Installation of New Mobilehomes

Commissioner Neighbors asked if the County has heard back yet from the Department of Housing and Community Development regarding notification to other park residents when a new mobilehome is being brought into a park. Marie Costa stated that Supervisor Leopold has signed a letter from the Board of Supervisors directed to the Department of Housing and Community Development regarding this issue and we have not yet heard back.

IV. COMMUNITY INPUT

Jerry Bowles explained that not only counties and cities are reducing budgets by 8%, but so are the special districts. Central Fire District has a budget reduction of about \$974,000, and they anticipate more cuts.

A resident of Blue Pacific Mobilehome Park updated the Commission regarding the purchase of the park by the residents. They are now in the study stage, and if this goes through, they will move into a purchase phase. The lawsuit is still in process.

V. ADJOURNMENT

The meeting was adjourned at 10:50 A.M. The next meeting will be September 24, 2009.

Respectfully submitted,

Lee Ann Shenkman, Staff Secretary to the

Mobilehome Commission

Approved with correction: _____

MOBILEHOME COMMISSION MEETING

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

September 24, 2009
9:30 AM

- I. Call to Order/Roll Call/Approval of August Minutes
- II. Business
 - a. Commissioner Reports
 - b. Legislative Report
 - c. County Counsel Report
 - d. County Supervisor Report
 - e. Discussion of Mobilehome Commission Brochure
 - f. Draft Thank You Letter to City of Carson
 - g. Review of Space Fee Expenditures
- III. Correspondence
None
- IV. Community Input
- V. Adjournment

The next Mobilehome Commission meeting will be October 22, 2009.

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

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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 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.

ABxxx12, 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

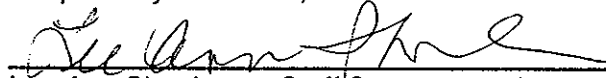
A resident of Blue Pacific Mobilehome Park informed the Commission that the residents are close to the purchase phase of the park.

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.

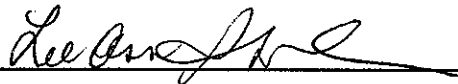
V. ADJOURNMENT

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: _____

MOBILEHOME COMMISSION MEETING

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

October 22, 2009
9:30 AM

- I. Call to Order/Roll Call/Approval of September Minutes
- II. Business
 - a. Commissioner Reports
 - b. Legislative Report
 - c. County Counsel Report
 - d. County Supervisor Report
 - e. Schedule Commission Meeting Date for November/December
 - f. Discussion of Space Fees in the Unincorporated Area of the County
 - g. County's Rent Control Petition Responsibilities Requested by Commissioner Jean Brocklebank
- III. Correspondence
September 9, 2009, Letter to County Supervisor Neal Coonerty from the Department of Housing and Community Development, Lynn L. Jacobs, Director
- IV. Community Input
- V. Adjournment

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

MINUTES

MOBILEHOME COMMISSION MEETING

October 22, 2009

Elena Baskin Live Oak Senior Center

COMMISSIONERS PRESENT:

Mardi Brick, 3rd District
Jean Brocklebank, 1st District
Henry Cleveland, 2nd District
Rick Halterman, 5th District
Carol Lerno, GSMOL Representative
Bonnie Lund, WMHA Representative
William Neighbors, 4th District

BOARD OF SUPERVISOR LIAISON:

Susan Greene, Aide to John Leopold,
County Supervisor 1st District

COUNTY COUNSEL:

Marie Costa

SECRETARY:

Lee Ann Shenkman

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

Chair Henry Cleveland called the meeting to order at 9:30 A.M. There were 5 members of the public in the audience. The minutes of the September 24, 2009, meeting were reviewed and upon motion by Commissioner Lerno, seconded by Commissioner Lund, the September 24, 2009, minutes were approved. Chair Henry Cleveland announced that these meetings are recorded. Commissioner Brocklebank requested that Item G be withdrawn from the agenda.

II. BUSINESS

A. Commissioner Reports

Commissioner Brocklebank reported on the Seniors Commission, for which she is the Mobilehome Commission's liaison. At the August meeting of the Seniors Commission, Erik Schapiro and Patrick Heisinger of the Planning Department explained the mobilehome rehab program and the changeout program. At the October meeting of the Seniors Commission, Patrick Heisinger reported that the changeout program for mobilehomes is currently suspended while it is being reevaluated but the rehab program is ongoing. The changeout applications that are already filed with the Planning Department will be reviewed, but the department is not currently taking new applications. Commissioner Brocklebank explained that it is her understanding that this decision has to do with the budget and other issues. Also, the Seniors Commission announced there are openings on that Commission. The Seniors Commission was informed by the Personnel Department that due to budget issues that department may combine commissions to reduce costs.

Commissioner Brick informed the Mobilehome Commission that the residents of Country Villa have made an offer to buy that park.

Commissioner Cleveland announced that next year the Mobilehome Commission will be meeting in a different room in the Live Oak Senior Center. He also informed the Commission that the meeting agenda is developed by County staff which includes items held over from previous meetings and Commissioners requesting agenda items. Commissioners should provide the secretary to the Commission with their items two weeks before the Commission meeting; however, it may be possible to add items the Thursday before the Commission meeting if the agenda has not yet been printed and posted.

Commissioner Halterman reported that the GSMOL president would like to have a meeting on a Saturday for our District at the Capitola City Hall, but it is dependent upon the number of participants. One main purpose of the meeting is to recruit GSMOL members. After discussion, the Commissioners agreed that it would be better to hold the meeting after the first of the year.

Commissioner Halterman reported that there have been decisions in two recent court cases. Rent control was declared a taking on appeal in the City of Goleta; however, the City is attempting to have the Goleta case depublished. The second case is a very old Capitola case which on appeal was returned to the trial court with the question of whether the park owner has ever had his constitutional issues heard. Commissioner Halterman asked staff to invite Rahn Garcia to the next Commission meeting to discuss these cases.

Commissioner Neighbors informed the Commission that there was a mobilehome on Freedom Boulevard that has been giving residents a great deal of trouble. The state code enforcement received a complaint against them and the residents of this mobilehome received 15 violations against them. They have already begun work to correct the violations.

B. Legislative Report

Commissioner Halterman informed the Commission that AB 566 was vetoed by the governor. He commends Santa Cruz, however, because this County completed and delivered more cards to the governor than any other county in the state. About 6,000 to 7,000 cards were sent to the governor, and Santa Cruz sent at least 2,000 of those.

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

Susan Greene attended today's meeting as a representative of Supervisor John Leopold's office. She reported that at the community workshops held last month and earlier in the spring it was apparent that there is considerable concern about preserving the affordable housing in mobilehome parks and upgrading mobilehomes or changing out mobilehomes. The workshops were to help the County Redevelopment Agency (RDA) develop a five year plan. The Board of Supervisors will be holding a public hearing in Live Oak at the Live Oak Elementary School on at 7:00 PM on November

10th. A draft plan will be on the website, <http://www.buildstrongersoquelandliveoak.com>, and this will be the only item on the agenda that evening. The RDA will have a brief presentation, but it is really an opportunity to hear from the community about how the community members feel about the process and what the community's priorities are related to housing.

E. Schedule Commission Meeting Date for November/December

Commissioner Brick made a motion that the November/December Commission meeting be held on December 3, 2009; Commissioner Lund seconded; all approved.

F. Discussion of Space Fees in the Unincorporated Area of the County

Commissioner Lerno made a motion that the Commission recommend to the Board of Supervisors that the Board of Supervisors consider raising mobilehome space fees to \$15 per space per year, Commissioner Neighbors seconded, discussion followed. Commissioner Halterman responded that a space fee of \$15 per space per year is not near enough and should be raised to at least \$20. Commissioner Lerno stated that she would prefer an increase in the range of \$18 to \$20, however, it might be difficult to get this amount approved. Commissioner Brocklebank suggested amending the motion to increasing the space fee to \$18 per year. These fees go toward the cost of litigation, room rental fees, administrative costs of the Commission, etc. Commissioner Lund informed the Commission that while the park owners have to pay the space fees up front at the beginning of the year, the park owners are not reimbursed by the residents until the end of the year. Commissioner Neighbors reminded the Commission that when the costs of water, sewer, garbage, etc. increase, this is normally passed on to the residents; when taken separately it does not sound like much money, but when taken together it can become quite costly. Commissioner Lerno amended the motion to increase the space fee by at least \$1 per space per year; roll call vote, Aye: Commissioners Lerno, Neighbors, and Cleveland; No: Commissioners Brocklebank, Brick, and Halterman; Commissioner Lund abstained. The motion fails. Commissioner Brocklebank made a motion that the Commission recommend to the Board of Supervisors increasing the space fee to \$18 per space per year, Commissioner Halterman seconded; roll call vote, Aye: Commissioners Brocklebank, Brick, Cleveland, and Halterman; No: Commissioners Lerno and Neighbors; Commissioner Lund abstained. The count is 4-2 and the motion carries.

G. County's Rent Control Petition Responsibilities Requested by Commissioner Jean Brocklebank

Commissioner Brocklebank withdrew this item from the agenda.

III. CORRESPONDENCE

September 9, 2009, Letter to County Supervisor Neal Coonerty from the Department of Housing and Community Development, Lynn L. Jacobs, Director. Commissioner Lerno reminded the Commission that the trucks are supposed to get permits to use the road, and that was to serve as the notification that these homes were being moved into the park.

IV. COMMUNITY INPUT

A resident of Blue Pacific Mobilehome Park informed the Commission that there was a unanimous vote to purchase the park.

A resident of Rancho Corralitos informed the Commission of the experience he had when he purchased a manufactured home. There are very few lenders that will make a loan for a mobilehome

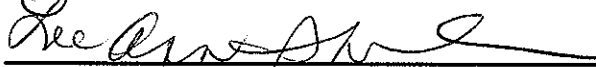
or manufactured home, and the interest rates are high when compared with a home on a foundation. Commissioner Cleveland informed the Commission that these same issues affect not only seniors, but they also affect residents in a family park.

Commissioner Lerno explained that it is much easier to obtain a loan with a competitive interest rate if the park is subdivided rather than a park that is a co-operative.

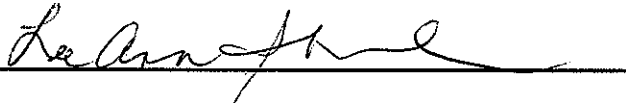
V. ADJOURNMENT

The meeting was adjourned at 10:35 A.M. The next meeting will be December 3, 2009.

Respectfully submitted,



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

December 3, 2009
9:30 AM

- I. Call to Order/Roll Call/Approval of October Minutes
- II. Business
 - a. Commissioner Reports
 - b. Legislative Report
 - c. County Counsel Report
 - d. County Supervisor Report
 - e. Discussion and Approval of 2009 Annual Report
- III. Correspondence
None
- IV. Community Input
- V. Adjournment

The next Mobilehome Commission meeting will be January 28, 2009.

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

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.

If you would like to receive the Agenda and Minutes via email rather than through the U.S. Postal Service, please send an email requesting this to CSL035@co.santa-cruz.ca.us and your name will be added to the list.

**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

December 3, 2009

Elena Baskin Live Oak Senior Center

COMMISSIONERS PRESENT:

Mardi Brick, 3rd District
Jean Brocklebank, 1st District
Henry Cleveland, 2nd District
Rick Halterman, 5th District
Carol Lerno, GSMOL Representative
Bonnie Lund, WMHA Representative
William Neighbors, 4th District

BOARD OF SUPERVISOR LIAISON:

John Leopold, 1st District County Supervisor

COUNTY COUNSEL:

Absent

SECRETARY:

Lee Ann Shenkman

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

Chair Henry Cleveland called the meeting to order at 9:30 A.M. There were seven members of the public in the audience. The minutes of the October 22, 2009, meeting were reviewed and upon motion by Commissioner Brocklebank, seconded by Commissioner Neighbors, the October 22, 2009, minutes were approved. Chair Henry Cleveland announced that these meetings are recorded.

II. BUSINESS

A. Commissioner Reports

Commissioner Halterman reported that the Planning Commission in Capitola is hearing an application to convert Surf and Sand Mobilehome Park to a resident owned park; it is an involuntary conversion by the owner. He also reported that the League of Cities and Association of County Governments have joined in the appeals of the Sonoma and Goleta cases.

Commissioner Brocklebank reported that she brought applications for the Central Coast Energy Services weatherization program with her to today's meeting.

Commissioner Brick reported that she, too, has a number of applications for the weatherization program. Commissioner Neighbors reminded the Commission that there are qualifications that have to be met and not everyone is qualified for coverage by the program. There are limitations based upon resident income and also the breadth of help the program is able to provide to each resident. Commissioner Brick also suggested that the name of this Commission be changed from the Mobilehome Commission to the Manufactured Home Commission because the homes are no longer mobile. Commissioner Brick requested that this item be placed on the January 2010 agenda.

Commissioner Lerno informed the Commission that the City of Capitola mailed letters to homeowners at Pacific Cove regarding the taking of homeowner's exemptions for owners of second homes in the park. The rent for these second homes is increasing.

Commissioner Brick provided an informational paper about the gas system in De Anza Mobilehome Park which was given to the residents by the park owners. The paper explained how to take care of a gas leak, who pays for it, etc.

B. Legislative Report

Jerry Bowles reported that the legislature will not reconvene until January. They will be taking up bills that deal with rent decontrol. Apparently the author (Calderon) will step away from this bill (AB 761) and someone else will have to author the bill. Some of the hearings will be held in mid-January. If there are bills that have to cross houses, they must do that by the end of January. If there are any new bills that will be introduced, they have to be in to the Legislative Council in January and be heard for the first time by the end of February.

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

The County Counsel Office reported that the Alimur case was heard on December 1, 2009, and Judge Burdick found in favor of the County of Santa Cruz, upholding the decision of the Board of Supervisors. The Planning Commission will hear the park owner's application to subdivide on December 9, 2009.

D. County Supervisor Report

Supervisor John Leopold reported that the findings in the Alimur Mobilehome Park case was a victory for mobilehome residents. The County decided to rescind its conversion ordinance and rehear the park owner's conversion request; that is what is coming to the Planning Commission on December 9, 2009. The judge rather than simply saying this is moot, went further and said the survey and the will of the residents need to be considered. This is part of the key point in the County's interpretation of the State statute.

Commissioner Brocklebank asked if it is important for the public to attend the Planning Commission hearing on December 9th. Supervisor Leopold confirmed that it is always important for the public to get involved, either by attending the meeting or sending letters or emails. Feedback from the community is important to the Planning Commission.

The Board of Supervisors, acting as the Board of Directors for the Redevelopment Agency, met in Live Oak for its first public hearing in Live Oak and the 5-year plan was approved; approximately 250 residents attended.

Supervisor Leopold explained that the Mobilehome changeout program is temporarily suspended because of changing nature of court cases and how banks look at mobilehomes. If an application is already in the system, it will be considered. New guidelines for the changeout program are being developed and will be available after the first of the year.

E. Discussion and Approval of 2009 Annual Report

Commissioner Neighbors corrected his attendance and Commissioner Cleveland suggested adding improved coordination with the Seniors Commission by appointing a member to act as liaison and obtaining minutes of the Seniors Commission meetings. Commissioner Lerno made a motion to approve the amended Annual Report, Commissioner Brick seconded; all in favor.

III. CORRESPONDENCE

None.

IV. COMMUNITY INPUT

A resident of Blue Pacific Mobilehome Park informed the Commission that the residents are purchasing the park and are currently in escrow right; HUD is the lender. The residents of Blue Pacific Mobilehome Park thanked the Commission for their help.

Commissioner Brocklebank questioned if there is a 50-amp minimum voltage required to replace a manufactured home. Commissioner Cleveland cited Title 25 Section 1186(a) regarding lot receptacles: (a) a receptacle used to supply electrical energy to a unit shall conform with the American National Standards Institute-National Electrical Manufacturers Association (ANSI-NEMA) Standard, WD-6, 1997 for one of the following configurations: (1) 125/250 volts, 50-amperes, 3 pole, 4 wire, grounding type for 120/240 volt systems; (2) 125 volts, 30-amperes, 2 pole, 3 wire, grounding type for 120 volt systems.

A member of the public questioned how a park in the County can advertise a mobilehome for rent. The Commission asked County Counsel to research Civil Code §798 and the County's mobilehome rent control ordinance on the issue of subletting homes in a mobilehome park in the County. Also, the Commission asked County Counsel to research whether ownership of mobilehomes by the park owner removes the park or only the individual spaces owned by the park owner from the rent control restrictions.


The Homeowners Association Board at Shoreline Mobilehome Park is working on a disaster preparedness plan. They have been through CERT training and they are trying involve more residents.

Jerry Bowles reminded the Commission that SB23 goes into effect on January 1, 2010, but the effect of the legislation is in September 1, 2010: this bill requires that, on or before September 1, 2010, mobilehome parks and special occupancy parks must adopt and post notice in a conspicuous park location of an emergency preparedness plan that may include either the 1997 plan adopted by the State Office of Emergency Services or any subsequent version, or an equivalent park plan.

V. ADJOURNMENT

The meeting was adjourned at 10:25 A.M. The next meeting will be January 28, 2010.

Respectfully submitted,


Lee Ann Shenkman, Staff Secretary to the
Mobilehome Commission

Approved: 