

# County of Santa Cruz

## BOARD OF SUPERVISORS

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SECOND DISTRICT

NEAL COONERTY  
THIRD DISTRICT

TONY CAMPOS  
FOURTH DISTRICT

MARK W. STONE  
FIFTH DISTRICT

January 28, 2010

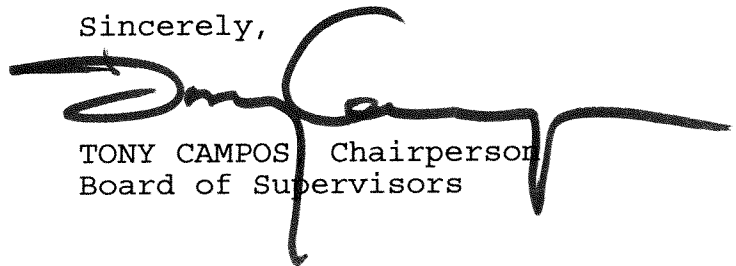
Mobilehome Commission  
701 Ocean Street  
Santa Cruz, CA 95060

Dear Members of the Commission:

Thank you for submitting your annual report highlighting the activities of the Commission over the past year. Annual reports provide an opportunity for Board members and the community to receive an overview of the many issues being studied by the County's various advisory bodies.

Board members are aware that members of the community devote a significant amount of time and expertise in their work on behalf of County government. Please know that we appreciate your contributions.

Sincerely,



TONY CAMPOS Chairperson  
Board of Supervisors

TC:pmp

cc: Clerk of the Board

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SANTA CRUZ  
COUNTY COUNSEL

# **MOBILEHOME COMMISSION 2009 ANNUAL REPORT**

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## **I. ROLE OF COMMISSION**

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

## **II. MEETING DATES**

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

## **III. COMMISSION STRUCTURE**

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

## **IV. COMMISSION STAFF**

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

## **V. ATTENDANCE**

See attachment.

## **VI. GOALS AND ACCOMPLISHMENTS**

- There were seven resident petitions filed in 2009 and three were carried over from the prior year. Two hearings were held, two petitions were withdrawn, and five petitions are pending settlement prior to hearing or may go to hearing.
- Mobilehome Commissioners participated in monthly meetings.

- Senior Citizens Legal Services (SCLS) contracts with the County to provide legal assistance to County mobilehome park residents regarding state mobilehome law, general or special rent adjustment issues, and issues related to park conversions. In 2009, six new referrals were made to SCLS, which included rent control and park conversion issues.
- County Counsel staff responded to inquiries from the public regarding the County mobilehome rent adjustment regulations.
- The Commission followed proposed and new legislation that affected mobilehome park residents and kept informed of lawsuits filed against local and state jurisdictions.
- The Commission maintained and regularly updated a comprehensive website (<http://sccounty01.co.santa-cruz.ca.us/mhc/index.html>) which includes a description of the Commission and links to the County's mobilehome rent adjustment code, hearing petition, frequently asked questions, mobilehome park listings in the County, and links to numerous state and local agencies and associations to help and inform mobilehome park residents and park owners.
- The Commission wrote a letter to the Board of Supervisors recommending the reasonable rate of return for qualified mobilehome park capital improvements remain at 12%.
- The Commission wrote letters to: (a) the City of Carson for its support of affordable housing; and, (b) the Santa Cruz County Board of Supervisors recommending increasing the space fees from \$14/year to \$18/year; (c) the Santa Cruz County Board of Supervisors requesting notification to mobilehome residents of installation of new mobilehomes; (d) the Santa Cruz County Board of Supervisors requesting its opposition to mobilehome park legislation, AB 481, which would exclude second homes in mobilehome parks from local rent control.
- The Commission updated its brochure, "Important Information For Prospective Mobilehome Owners."
- The Commission invited the following guests to its meetings: (a) Lizet Moreno Representing Central Coast Energy Services; (b) Sharp Solutions presentation on collection sites for old medicines and sharps; (c) Santa Cruz County Housing Manager discussion of County programs for mobilehome parks and tour of Pleasant Acres Mobilehome Park.

## **VII. FUTURE GOALS**

The Commission's goals for 2010 are to:

1. Encourage public attendance and input by mobilehome park residents and park owners at monthly Commission meetings to assess the needs of the mobilehome park community.
2. Study, discuss, and make recommendations to the Board of Supervisors regarding state and local legislative and mobilehome issues.
3. Continue reviewing the County's mobilehome rent adjustment code.
4. Track the public attendance at the monthly Mobilehome Commission meetings.
5. Improve the coordination of the Seniors Commission and the Mobilehome Commission by appointing a Mobilehome Commissioner as liaison to the Seniors Commission and obtaining the minutes from the Seniors Commission meetings.

## **VIII. RECOMMENDATIONS**

The Mobilehome Commission recommends that the Board of Supervisors support legislation which upholds rent control in mobilehome parks and, if necessary, pursue litigation challenging the Santa Cruz County Mobilehome Rent Control Ordinance.

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Lee Ann Shenkman  
Secretary to the Mobilehome Commission

# MOBILEHOME COMMISSION ANNUAL REPORT

## 2009 ATTENDANCE ROSTER

2009	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER/ DECEMBER
JEAN BROCKLEBANK 1 <sup>st</sup> District	X	X	X	X	X	X	X	A	X	X	X
HENRY CLEVELAND* 2 <sup>nd</sup> District	X	X	X	X	X	X	X	X	A	X	X
MARY LOUISE CROWTHER 4th District	A	A	R								
WILLIAM NEIGHBORS 4th District				X	X	X	X	X	A	X	X
RICK HALTERMAN** 5th District	X	X	X	X	X	X	A	X	X	X	X
MARY HANLEY 3rd District	X	X	A	A	X	R					
MARDI BRICK 3rd District						X	X	X	X	X	X
CAROL LERNO GSMOL Rep.	X	X	X	A	X	X	X	X	X	X	X
BONNIE LUND WMHA Rep.	X	X	X	X	A	X	X	X	X	X	X
PUBLIC ATTENDANCE	7	12	7	8	10	5	10	8	7	5	7

A = ABSENT

\* CHAIR

\*\* VICE CHAIR

X = PRESENT

R = RESIGNED

T = TERM EXPIRED