

# MOBILEHOME COMMISSION MEETING

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

January 28, 2010

**9:30 AM**

- I. Call to Order/Roll Call/Approval of November-December Minutes
- II. Business
  - a. Commissioner Reports
  - b. Legislative Report
  - c. County Counsel Report
  - d. County Supervisor Report
  - e. Recommendation to Change Name of Mobilehome Commission to Manufactured Home Commission (Item Requested by Commissioner Brick)
- III. Correspondence
  - None
- IV. Community Input
- V. Adjournment

**The next Mobilehome Commission meeting will be February 25, 2010.**

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](mailto: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**

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**January 28, 2010**

**Elena Baskin Live Oak Senior Center**

**COMMISSIONERS PRESENT:** Jean Brocklebank, 1<sup>ST</sup> District  
Henry Cleveland, 2<sup>ND</sup> District  
Mardi Brick, 3<sup>rd</sup> District  
William Neighbors, 4<sup>th</sup> District  
Rick Halterman, 5<sup>TH</sup> District  
Bonnie Lund, WMHA Representative

**COMMISSIONERS ABSENT:** Carol Lerno, GSMOL Representative

**BOARD OF SUPERVISORS REPRESENTATIVE:** 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 DECEMBER MINUTES**

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 3, 2009, meeting were reviewed and upon motion by Commissioner Neighbors, seconded by Commissioner Brocklebank, the December 3, 2009, minutes were approved.

**II. BUSINESS**

**A. Commissioner Reports**

Commissioner Cleveland informed the Commission that in Saturday's Santa Cruz Sentinel, the Real Estate Section featured a brand-new, 2 bedroom 2 bath, mobilehome in Watsonville which was for sale for \$169,000, reduced from \$220,000.

Commissioner Brocklebank apologized to the Commission for not looking into a question that was asked last month regarding an advertisement for a rental in a mobilehome park on 38<sup>th</sup> Avenue. Lee Ann Shenkman informed the Commission that if the park owner owns the rental space and mobilehome, the owner can rent the mobilehome and space and it is not under rent control.

Commissioner Halterman reported that a hearing was held by the Capitola Planning Commission on the conversion of Surf and Sand Mobilehome Park, and it recommended turning down the conversion based both on the State's Government Code and the Mello Act. This will go before the Capitola City Council on February 18, 2010.

Commissioner Brick reported that she spoke at the County Planning Commission meeting on December 9, 2009, regarding Alimur Mobilehome Park. A resident of Surf and Sand Park asked Mardi Brick for support; Ms. Brick agreed to write a personal letter of support and said she would ask residents in her park to sign the letter.

Commissioner Brocklebank requested that an item be placed on the Commission's February 2010 meeting to discuss adding an item to the Commission's website regarding public meetings that are relevant to mobilehome issues. Commissioner Brocklebank also thanked Commissioner Brick for supporting other County mobilehome residents with the work she and other residents in the De Anza Mobilehome Park have done.

## **B. Legislative Report**

Jerry Bowles updated the Commission on legislation. The Legislature is currently working on the state budget. This year the Legislature has reduced the number of bills that can be introduced. Senators can only introduce eight bills this session; the Assembly also has reduced the number of bills that can be introduced. There are approximately eight existing two-year bills that he will continue to track. Any new bills have to be introduced by February 18, 2010. GSMOL is not planning on introducing new bills this year; WMA may reintroduce vacancy decontrol in a different format.

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

## **C. County Counsel Report**

County Counsel prepared a handout that included Civil Code §798.21 which states that while a homeowner, real estate broker, or mobilehome dealer is attempting to sell a mobilehome and they are actively marketing and advertising the mobilehome for sale, then that space is not exempt from rent control. The handout also included Civil Code §798.23.5 regarding subleasing in a rent control park; a homeowner may not charge a renter or sublessee more than an amount necessary to cover the cost of space rent, utilities, and scheduled loan payments on the mobilehome. Pertinent parts of the County Code regarding rent control of mobilehomes was also included: §13.34.030 states that an owner of a mobilehome in a park cannot be prohibited from renting the mobilehome as long as one or more other mobilehomes in the park are being rented or offered for rent by the mobilehome park owner.

## **D. County Supervisor Report**

County Supervisor John Leopold reported that at last Tuesday's Board of Supervisor's meeting, the Board reheard the application for the Alimur Mobilehome Park regarding the conversion of this park. The County originally heard the application in spring and denied it based on the County's conversion ordinance, Chapter 14.08. County Code Chapter 14.08 was subsequently rescinded in September 2009, and the County agreed to rehear the application based on the California Government Code. The park owner sued the County for \$15 million, but the Court determined it was moot since the County was going to rehear the application request. On Tuesday the Board of Supervisors reheard the application and voted unanimously to deny the application because the resident vote was approximately 114 to 2 against the conversion.

Supervisor Leopold distributed a letter written by the CEO of Bay Federal Credit Union which was a letter of support for the Alimur residents. This letter is important because Bay Federal is a major lender in Santa Cruz County that has approximately \$109 million in mobilehome mortgages, and the letter informed the County Supervisors of the impact that this conversion would have on affordable housing in the community.

Supervisor Leopold provided an update on the Changeout Program. The Program was suspended approximately two months ago. There were 25 people who had already made applications for the Changeout Program when it was suspended. These applicants are in the process of moving through the process with the County's housing program. The majority of them will likely be able to continue to move through the process; however, lenders for some applicants will not allow the County to move into the first position (which is required as part of the program). There is a risk in going through the mobilehome Changeout Program for both the homeowner and the County due to the changing nature of the mobilehome market. Once this Program is completed, the County will assess where the market is to determine whether this Program can continue to be offered or if changes need to be made to the Program.

Supervisor Leopold informed the Commission that Sue Reynoldson, a frequent attendee of Mobilehome Commission meetings, contacted Supervisor Leopold to meet with Assemblymember Bill Monning to discuss mobilehome issues. Supervisor Leopold has met with Jerry Bowles and a legislative liaison from GSMOL to discuss how Assemblymember Monning, who is supportive of mobilehome residents, can take a leadership role for residents.

#### **E. Recommendation to Change Name of Mobilehome Commission to Manufactured Home Commission (Item Requested by Commissioner Brick)**

Commissioner Brick recommended changing the name of the Mobilehome Commission to the Manufactured Home Commission for the purpose of clarification to the public and to make the name more current since the homes are no longer mobile. Commissioner Brocklebank supported the idea, however, she was concerned that the older homes would still be covered under the umbrella of the Commission.

Jerry Bowles informed the Commission that approximately six years ago the Legislature passed a bill adding the words "manufactured home" and showed in the bill that mobilehomes and manufactured homes were interchangeable.

Commissioner Brick made a motion that the Commission write a letter to the Board of Supervisors requesting that the Commission be renamed the Manufactured Home Commission; Commissioner Brocklebank seconded. After discussion, a vote was taken: two in favor, four opposed. The motion failed.

Another motion was made by Commissioner Halterman that the Commission write a letter to the Board of Supervisors requesting that the Commission be renamed to the Mobile & Manufactured Home Commission; Commissioner Lund seconded. A vote was taken: three in favor, two opposed, one abstention. The motion carried.

### **III. CORRESPONDENCE**

January 25, 2010, letter from Bay Federal Credit Union written by Carrie Birkhofer, President and CEO, to the Santa Cruz County Board of Supervisors, was provided as a handout at the

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

A resident of Shoreline Mobilehome Park informed the Commission that they tested their emergency preparedness response when a recent storm created a power outage in the park. About 1/3 of the residents in the park could not be contacted because they only had cordless telephones, no telephone landlines. Therefore, that park will continue to work on its emergency preparedness plan.

A resident from Pleasant Acres informed the Commission that the management of that park is having difficulty managing the organization of the park and they are out of compliance with annual rent increases. They are in the process of trying to work out the issues, but it is going very slowly. Terry Hancock is aware of the issues and has had discussions with the residents of the park. Supervisor Leopold will talk to the County housing staff to see if they can help the process.

Jerry Bowles brought a petition #09-0063 which prohibits the State from taking local tax dollars, gas tax dollars, and redevelopment fees from local government so that the money collected here would remain here. This petition is supported by the League of California Cities.

A resident from Blue and Gold Mobilehome Park reported that the lighting in her park has problems. The Commission informed her that lighting is enforced by the Department of Housing and Community Development (HCD). She should contact HCD and specify that it is a safety issue causing a dangerous condition. The residents should not be charged for HCD to inspect when it is a safety issue. Also, storage of old carpets, non-functioning cars, etc. in the carport area are also covered under Title 25 and HCD can be notified of those violations as well.

#### **V. ADJOURNMENT**

The meeting was adjourned at 10:40 A.M. The next meeting will be February 25, 2010.

Respectfully submitted,

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Lee Ann Shenkman, Staff Secretary to the  
Mobilehome Commission

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

# MOBILEHOME COMMISSION MEETING

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

February 25, 2010

**9:30 AM**

- I. Call to Order/Roll Call/Approval of January Minutes
- II. Business
  - a. Commissioner Reports
  - b. Legislative Report
  - c. County Counsel Report
  - d. County Supervisor Report
  - e. Discussion of Adding Public Meeting Information to the Mobilehome Commission Website (Item Requested by Commissioner Brocklebank)
- III. Correspondence

January 28, 2010, Letter from Tony Campos, Chairperson of the Board of Supervisors to the Mobilehome Commission Regarding the Annual Report
- IV. Community Input
- V. Adjournment

**The next Mobilehome Commission meeting will be March 25, 2010.**

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# **MINUTES**

## **MOBILEHOME COMMISSION MEETING**

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**February 25, 2010**

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

**COMMISSIONERS PRESENT:** Jean Brocklebank, 1<sup>ST</sup> District  
Henry Cleveland, 2<sup>ND</sup> District  
Mardi Brick, 3<sup>rd</sup> District  
William Neighbors, 4<sup>th</sup> District  
Rick Halterman, 5<sup>TH</sup> District  
Bonnie Lund, WMHA Representative

**COMMISSIONERS ABSENT:** Carol Lerno, GSMOL Representative

**BOARD OF SUPERVISORS REPRESENTATIVE:** Rita Winnings, Aide to John Leopold, County Supervisor

**COUNTY COUNSEL:** Marie Costa

**SECRETARY:** Lee Ann Shenkman

**LEGISLATIVE REPORT** Jerry Bowles

#### **I. CALL TO ORDER/ ROLL CALL/APPROVAL OF JANUARY MINUTES**

Chair Henry Cleveland called the meeting to order at 9:30 a.m. There were 8 members of the public in the audience. Commissioner Brick corrected the minutes from the January 28, 2010, meeting as follows: Page 2 Paragraph 2, "A resident of that park asked Commissioner Brick for support from the Commission. Commissioner Brick personally wrote a letter of support, and residents in her park signed the letter" is corrected to read, "A resident of Surf and Sand Park asked Mardi Brick for support; Ms. Brick agreed to write a personal letter of support and said she would ask residents in her park to sign the letter." The minutes of the January 28, 2010, meeting were reviewed and upon motion by Commissioner Neighbors, seconded by Commissioner Brick, the January 28, 2010, minutes were approved as corrected.

#### **II. BUSINESS**

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

Commissioner Brick congratulated Henry Cleveland on the presentation he made at the February 18, 2010, Capitola City Council meeting regarding Surf and Sand Mobilehome Park. She wrote a personal letter of support for the park residents, and she and her neighbor spoke at the City Council meeting. Commissioner Brick also reported on an organization called Tenants Together with the website [www.tenantstogether.org](http://www.tenantstogether.org). She will look into this organization and will report on it next month.

Commissioner Neighbors reported that County Supervisor Campos' term is ending and he has always been very supportive of the Mobilehome Commission. There are two candidates running against him. He also reported that there was a mold problem in a park which was reported to HCD (Department of Housing and Community Development), but HCD contacted the Watsonville Assistant City Manager who resolved the problem.

Commissioner Halterman reported that the appellate court should be making a decision soon regarding the park conversion in the City of Carson. In the Surf and Sand lawsuit, the City of Capitola directed the residents and park owner to negotiate a price, with the Planning Director to facilitate the negotiations. This will be reheard by the City Council in 30 days. Commissioner Halterman informed the Commission that this would be considered a forced conversion, where the park owner has the park subdivided and once one lot is sold, the entire park is treated as though it is a resident owned park. Commissioner Cleveland explained that when a park is converted to resident ownership whether subdivided or a co-op, the park common areas (common streets, utilities, etc.) still have to be managed and maintained. Typically in a subdivision, the subdivider determines what or who will be the management company and what procedures will be established. The subdivider could name itself or a limited liability company, etc.

## **B. Legislative Report**

Jerry Bowles updated the Commission on legislation. Last Friday was the deadline for introducing new bills and a number of them were introduced. One that will affect primarily resident owned parks and new homes on the tax rolls is that there will be a technical change in the tax code dealing with mobilehome parks. Correa is the author of that bill. Mr. Bowles will have more information once this bill is printed. Other bills that were carried over from last year will be assigned to committees. AB481 (MA) from last year technically died; however, it may be reintroduced by the Western Manufactured Housing Association. Also, AB761 (mobilehome park vacancy decontrol) is in the Senate Rules Committee; this bill is a two-year bill and is still alive, but is sitting in abeyance. AB869 (park manager certification) died in committee last year but was given reconsideration.

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

## **C. County Counsel Report**

No report.

## **D. County Supervisor Report**

Rita Winnings of County Supervisor John Leopold's office reported that at yesterday's Board of Supervisor's meeting, staff proposed changes to the Mobilehome Changeout Program. Supervisor Leopold asked that it be brought before the Mobilehome Commission for review. The program will be brought back to the Board in December to see how the program changes are working.

## **E. Discussion of Adding Public Meeting Information to the Mobilehome Commission Website (Item Requested by Commissioner Brocklebank)**

Commissioner Brocklebank stated this should not be pursued since there would be a cost to update the Commission's website with public meeting dates, other than those of the Mobilehome Commission.



### **III. CORRESPONDENCE**

January 28, 2010, Letter from Tony Campos, Chairperson of the Board of Supervisors to the Mobilehome Commission Regarding the Annual Report

### **IV. COMMUNITY INPUT**

A resident of Blue Pacific reported that the residents are hoping that escrow for the park purchase by the residents will close in April.

Jerry Bowles reported that in April there will be the GSMOL conference in Ontario, CA. Chapters can send delegates to the convention to attend workshops having to do with selling mobilehomes, sham conversions, etc. The conference is from April 9-11. More information can be found on the GSMOL website and a newsletter will be sent to members. Jim Burr is running for president of GSMOL.

A resident from Blue and Gold Mobilehome Park reported that there are still lighting problems in the park. The Commission recommended that the resident call HCD once again and explain that it is a safety issue.

A member of the public asked the Commission for information on whom to contact for information for disabled individuals purchasing a mobilehome in the County. The Commission recommended that they call the County Planning Department and ask for Erik Schapiro.

### **V. ADJOURNMENT**

The meeting was adjourned at 10:32 A.M. The next meeting will be March 25, 2010.

Respectfully submitted,

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Lee Ann Shenkman, Staff Secretary to the  
Mobilehome Commission

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

# MOBILEHOME COMMISSION MEETING

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

March 25, 2010

9:30 AM

- I. Call to Order/Roll Call/Approval of February Minutes
- II. Business
  - a. Commissioner Reports
  - b. Legislative Report
  - c. County Counsel Report
  - d. County Supervisor Report
- III. Correspondence
  - a. February 18, 2010, Letter from the Mobilehome Commission to the Board of Supervisors Requesting a Name Change to Mobile and Manufactured Home Commission
  - b. March 2, 2010, Letter from Supervisor Tony Campos to the Board of Supervisors Recommending the Name Change to Mobile and Manufactured Home Commission
  - c. January 7, 2010, Letter from Supervisors John Leopold and Neal Coonerty Regarding Space Fees in Mobilehome Parks
- IV. Community Input
- V. Adjournment

**The next Mobilehome Commission meeting will be April 22, 2010.**

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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# **MINUTES**

## **MOBILEHOME COMMISSION MEETING**

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**March 25, 2010**

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

**COMMISSIONERS PRESENT:** Jean Brocklebank, 1<sup>ST</sup> District  
Henry Cleveland, 2<sup>ND</sup> District  
Mardi Brick, 3<sup>rd</sup> District  
William Neighbors, 4<sup>th</sup> District  
Rick Halterman, 5<sup>TH</sup> District  
Carol Lerno, GSMOL Representative  
Bonnie Lund, WMHA Representative

**COMMISSIONERS ABSENT:** None

**BOARD OF SUPERVISORS REPRESENTATIVE:** 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 FEBRUARY MINUTES**

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 February 25, 2010, meeting were reviewed and upon motion by Commissioner Neighbors, seconded by Commissioner Brick, the February 25, 2010, minutes were approved.

#### **II. BUSINESS**

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

Commissioner Lerno reported that she has received several calls from residents in her park with questions regarding the bylaws in her park, Villa Santa Cruz.

Commissioner Brick reported that De Anza Mobilehome Park had a homeowner's association meeting on March 20, 2010, which was well attended. The Goleta case was discussed, as well as the benefits of membership in GSMOL.

Commissioner Halterman informed the Commission that the March 24, 2010, hearing by the Capitola City Council on Surf and Sand was postponed. The hearing will be held on April 7, 2010, at 6:00 P. M. in the Capitola City Council Chambers. Commissioner Halterman also reported that the Ninth Circuit Court of Appeal has agreed to hear an appeal of the Goleta decision regarding rent control.

Commissioner Cleveland informed the Commission that the County Board of Supervisors approved the name change of this Commission from the Mobilehome Commission to the Mobile and Manufactured Home Commission. Commissioner Cleveland suggested that the Commission have a study session on the County Code regarding the rent control ordinance. Discussion ensued regarding time, date, location, etc. regarding the meeting, and whether it should be a separate meeting or part of the Commission's regular agenda. This item shall be placed on next month's agenda as a discussion item to set the meeting format, date, time and place.

Commissioner Brocklebank gave special recognition to Bea Hendryx who passed away and was a stalwart champion of all resident issues in all mobilehome parks, including rent control. Everything that Bea did came from her heart. Discussion and condolences to Bea's family and respect for Bea and her hard work throughout her life were expressed by the Commission members and members of the public. Supervisor Leopold added that as long as he has lived in Santa Cruz, Bea Hendryx advocated at many community meetings, the County Board of Supervisors meetings, and community workshops.

## **B. Legislative Report**

Jerry Bowles updated the Commission on pending legislation. Legislators are in the process of hearing some of the bills, and are working on several budget bills that have already gone before the governor. Mr. Bowles provided an informational handout on the bills.

AB761 has been amended and the Senate is looking at the bill with the amendments. Even if members of the public wrote letters to the Senate Judiciary Committee last year on this bill, they should write letters again. Whenever there is a revision, the revision date should be made part of the correspondence and the correspondent should state opposition or support of the bill. The Commission requested that staff contact the offices of Senator Simitian and Assemblymember Monning to attend next month's Mobilehome Commission meeting for a legislative update discussion.

Mr. Bowles reminded the Commission and public of the GSMOL Conference which will be held in early April. There will be a workshop on effective legislative action with several legislators present.

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

## **C. County Counsel Report**

No report.

## **D. County Supervisor Report**

County Supervisor John Leopold reported that the Mobilehome Changeout Program will be revised so that it is limited to resident owned parks (there are 18 in the County) or parks owned by a nonprofit. Supervisor Leopold asked that the revised Program come before the Mobilehome

Commission for comment at the May 2010 meeting. He further requested that a report by Planning Department staff be brought to the Board of Supervisors at the end of 2010 to determine if any changes should be made to the Program.

The Board of Supervisors is responsible for \$20 million in County budget cuts this year, which is on top of the \$25 million cut last year. Supervisor Leopold brought the idea of budget principles to the Board of Supervisors, and one of the principles was to inform the public of what is at risk by publishing the budget proposals as early as possible. The first version of the budget will be out in late April.

Each year, the County begins discussion of the annual legislative agenda in November and the agenda is prepared in January of the following year.

### **III. CORRESPONDENCE**

a. February 18, 2010, Letter from the Mobilehome Commission to the Board of Supervisors Requesting a Name Change to Mobilehome and Manufactured Home Commission

b. March 2, 2010, Letter from Supervisor Tony Campos to the Board of Supervisors Recommending the Name Change to Mobile and Manufactured Home Commission

c. January 7, 2010 Letter from Supervisors John Leopold and Neal Coonerty Regarding Space Fees in Mobilehome Parks

### **IV. COMMUNITY INPUT**

A resident from El Rio Park updated the Commission on that park.

A resident from Pleasant Acres explained that the type of conversion that took place at that mobilehome park is the first time this type of conversion has been done in California. A nonprofit, South County Housing, is the park owner and has a good reputation for providing affordable housing. Currently park residents are having a conflict with the owner, which both sides are trying to work out. The residents have filed a rent petition for the latest rent increase. Both the park owner and residents would like this to be resolved.

A member of Shoreline Mobile Estates stated that a member on their Homeowner's Association Board educates residents about the laws and current legislative bills. The resident stated that this park is a happy place to live.

### **V. ADJOURNMENT**

The meeting was adjourned at 10:40 A.M. in the memory of Bea Hendryx. The next meeting will be April 22, 2010.

Respectfully submitted,

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Lee Ann Shenkman, Staff Secretary to the

Mobilehome Commission

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

# MOBILE AND MANUFACTURED HOME COMMISSION MEETING

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

April 22, 2010

9:30 AM

- I. Call to Order/Roll Call/Approval of March Minutes
- II. Business
  - a. Commissioner Reports
  - b. Legislative Report
  - c. County Counsel Report
  - d. County Supervisor Report
  - e. Discussion Regarding Commission Support Of The City Of Goleta's Position On Forced Conversions
  - f. Discussion To Set Meeting Time, Date, And Location Of Study Session On County Code Regarding Rent Control
- III. Correspondence
- IV. Community Input
- V. Adjournment

**The next Mobilehome Commission meeting will be May 27, 2010.**

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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# **MINUTES**

## **MOBILE AND MANUFACTURED HOME COMMISSION MEETING**

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**April 22, 2010**

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

**COMMISSIONERS PRESENT:** Jean Brocklebank, 1<sup>ST</sup> District  
Henry Cleveland, 2<sup>ND</sup> District  
Mardi Brick, 3<sup>rd</sup> District  
William Neighbors, 4<sup>th</sup> District  
Rick Halterman, 5<sup>TH</sup> District  
Carol Lerno, GSMOL representative  
Bonnie Lund, WMHA Representative

**COMMISSIONERS ABSENT:** None

**BOARD OF SUPERVISORS  
REPRESENTATIVE:** Absent

**COUNTY COUNSEL:** Marie Costa

**SECRETARY:** Lee Ann Shenkman

**LEGISLATIVE REPORT** Jerry Bowles

#### **I. CALL TO ORDER/ ROLL CALL/APPROVAL OF MARCH 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 March 25, 2010, meeting were reviewed and upon motion by Commissioner Neighbors, seconded by Commissioner Lerno, the March 25, 2010, minutes were approved.

#### **II. BUSINESS**

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

Commissioner Neighbors suggested the Commission write a letter to the Board of Supervisors recommending that the Board retain current staff for secretarial services for the Commission. Commissioner Neighbors suggested informing the Board of how critical current staff is to the functioning of the Commission and the details of the administrative services provided. Commissioner Halterman stated that since the Board of Supervisors will be reviewing the possibility of increasing the space fee from \$14.00 per annum to \$18.00 per annum, possibly the Commission should recommend an increase to \$20.00 to help pay for the challenges to the rent control ordinance, and to help pay for retention of current staff for administrative and secretarial services. Chairperson Cleveland will prepare a letter for next month's Commission meeting for review.



Commissioner Brick reported that she attended the GSMOL conference, which is held every two years. She prepared a report for the president of the De Anza Mobilehome Park Homeowners' Association and provided that report to the Commission, which will be included in the as correspondence in the May Mobile and Manufactured Home Commission Agenda. One of the main projects for GSMOL this year will be to increase membership.

Commissioner Halterman reported that on April 7, 2010, the Capitola City Council issued a finding in the Surf and Sand Mobilehome Park hearing on the project application. The vote was 5-0, stating that the Surf and Sand proposal was not a bona fide subdivision application and denied the tentative map and coastal development permit to subdivide the mobilehome park. Once the City of Capitola has completed budget hearings, park residents may submit proposals to the City involving an increase in the administrative service fee of park residents and eminent domain.

Commissioner Cleveland reported that the Commission invited state legislators to attend today's meeting to discuss pending mobilehome legislation. Staff from the offices of Senator Simitian and Assemblymember Monning were unable to attend today's meeting; however, they provided correspondence with updates on AB76. Discussion regarding a future invitation to a Commission meeting will be added to this Commission's May meeting.

Commissioner Brocklebank reported that as the Mobile and Manufactured Home Commission liaison, she attended the Seniors Commission last Tuesday. She reported that seniors who are also mobilehome residents would benefit from attending the Seniors Commission meetings. She further reported that Fred Keeley, Santa Cruz County Treasurer-Tax Collector, was there to discuss the state budget. He discussed the impact of the state paying the property taxes for seniors as "budget dust" compared to the enormity of the state budget problem. Commissioner Brocklebank compared this miniscule amount to what the County pays for the Secretary to the Mobile and Manufactured Home Commission. Also, Commissioner Brocklebank has been working on Snug Harbor's issues for over a year, and now has an update. The issue involved a resident who has had lot lines changed over time. The resident is concerned her lot lines would be affected again by the installation of a new mobilehome. Her original lot lines had been moved and she no longer has parking for her space. The issues in this park are being resolved. The park manager looked at all of the homes, and all residents will receive their parking areas and lots as they should be.

Commissioner Lerno and the Commission discussed questions she had regarding parking at Pacific Cove Mobilehome Park.

## **B. Legislative Report**

Jerry Bowles updated the Commission on legislation, and he provided a handout of what bills GSMOL is tracking. SB1047 (Correa) originally was a bill dealing with the tax structure of resident owned parks (ROP). As the bill is currently worded, however, it removes ROPs from the Mobilehome Residency Law (MRL), including those mobilehomes in ROPs that are rented. Another bill that had previously failed, but may be reintroduced, would take fees from every space for a mediation program; this bill would have applied to all parks including ROPs, but if ROPs are taken out of the MRL, then ROPs would be paying for a program they cannot use.

AB2439 has to do with subletting and GSMOL is opposing the bill. It is set for hearing on April 28, 2010. Park owners support this bill in its current form; it allows residents to sublet their property. In doing so, this bill also provides that that space would come out of rent control forever, even if the same person coming back into the home again occupies it. The Commission requested that this item be placed on the Mobile and Manufactured Home Commission's May agenda to discuss writing a letter of recommendation that the Board of Supervisors oppose this legislation.

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

**C. County Counsel Report**

No report.

**D. County Supervisor Report**

No report.

**E. Discussion regarding Commission Support Of The City Of Goleta's Position On Forced Conversions**

Commissioner Halterman explained that the City of Goleta case was not about forced conversions, but was actually about taking. The City lost on appeal, but now the full 9<sup>th</sup> Circuit Court of Appeal has agreed to hear the appeal, and possibly the Court will reverse the decision. The appeal is being heard, and the League of Cities and GSMOL have written friend of the court letters.

**F. Discussion To Set Meeting Time, Date, And Location Of Study Session On County Code Regarding Rent Control**

Marie Costa informed that Commission that to hold the study session as a separate meeting could pose Brown Act concerns. Therefore, it should be discussed as an item during a regular Commission meeting. The Commission agreed to place this item on the May Mobile and Manufactured Home Commission meeting.

**III. CORRESPONDENCE**

An information packet about Bea Hendryx' life was provided to the Commission in her memory.

**IV. COMMUNITY INPUT**

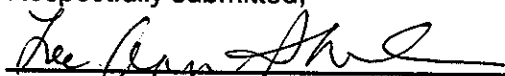
A resident from Pleasant Acres Mobilehome Park updated the Commission that Erik Shapiro and the President of South County Housing met with some of the residents and seem to be coming to a resolution. South County has agreed to mediation and they are putting on hold the rent increase that was supposed to occur on May 1, 2010.

Jerry Bowles reported on the GSMOL convention where Will Constantine was one of the speakers. It was well attended and an extra day was added to the workshops this year. There were 85 people in attendance on Friday (only 30 were expected), and there were 150 participants on Saturday. There will probably be even more workshops at the next convention which will be held in the Sacramento area. If a park does not have a GSMOL chapter, anyone can still attend the convention as an observer; but they can only vote if there is an active GSMOL chapter in their park.

**V. ADJOURNMENT**

The meeting was adjourned at 10:34 A.M. The next meeting will be May 27, 2010.

Respectfully submitted,



Lee Ann Shenkman, Staff Secretary to the  
Mobilehome Commission

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

# MOBILE AND MANUFACTURED HOME COMMISSION MEETING

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

May 27, 2010  
9:30 AM

- I. Call to Order/Roll Call/Approval of April Minutes
- II. Business
  - a. Commissioner Reports
  - b. Legislative Report
  - c. County Counsel Report
  - d. County Supervisor Report
  - e. Presentation and Discussion of Changeout Program Revisions
  - f. Review of County Code Chapter 13.32 "Rental Adjustment Procedures For Mobile Home Parks"
  - g. Discussion Regarding Staffing of the Mobile and Manufactured Home Commission
  - h. Discussion Regarding Recommendation to the Board to Oppose AB2439
  - i. Discussion Regarding Legislative Staff Updates to the Commission
  - j. Senator Simitian's Open House and Ice Cream Social, May 27, 2010, 4 PM to 6 PM, 701 Ocean St., Santa Cruz
- III. Correspondence
  - a. GSMOL Conference Report by Commissioner Mardi Brick
  - b. Draft Letter Regarding Staffing of the Mobile and Manufactured Home Commission
- IV. Community Input
- V. Adjournment

**The next Mobilehome Commission meeting will be June 24, 2010.**

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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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](mailto: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**

## **MOBILE AND MANUFACTURED HOME COMMISSION MEETING**

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**May 27, 2010**

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

**COMMISSIONERS PRESENT:** Jean Brocklebank, 1<sup>ST</sup> District  
Henry Cleveland, 2<sup>ND</sup> District  
Mardi Brick, 3<sup>RD</sup> District  
Rick Halterman, 5<sup>TH</sup> District  
Carol Lerno, GSMOL Representative  
Bonnie Lund, WMHA Representative

**COMMISSIONERS ABSENT:** William Neighbors, 4<sup>TH</sup> District

**BOARD OF SUPERVISORS  
REPRESENTATIVE:** Absent

**COUNTY COUNSEL:** Marie Costa

**SECRETARY:** Lee Ann Shenkman

**LEGISLATIVE REPORT** Jerry Bowles

**GUEST SPEAKERS:** Erik Schapiro, Housing Manager, Santa Cruz County  
Planning Department  
Carlos Landaverry, Planner II, Santa Cruz County  
Planning Department  
Ali Spickler, Senior Field Representative for  
Assemblymember Bill Monning  
Terry Hancock, Directing Attorney, Senior Citizens Legal  
Services

#### **I. CALL TO ORDER/ ROLL CALL/APPROVAL OF APRIL MINUTES**

Chair Henry Cleveland called the meeting to order at 9:30 a.m. There were 4 members of the public in the audience. The minutes of the April 22, 2010, meeting were reviewed and upon motion by Commissioner Brocklebank, seconded by Commissioner Brick, the April 22, 2010, minutes were approved.

#### **II. BUSINESS**

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

Commissioner Brick informed the Commission that she is on a GSMOL legislative committee. She is also working on John Laird's campaign for the 15th District, California State Senate.

Commissioner Brick reported that when Mr. Laird was in the State Assembly, between 2005 and 2008, he voted 16 times for mobilehome bills supporting residents. The individual he is running against, Sam Blakeslee only voted about four times for mobilehome bills. Ali Spickler, Senior Field Representative for Assemblymember Bill Monning, defined the areas of Santa Cruz County and the State which are in the 15<sup>th</sup> District.

## **B. Legislative Report**

Jerry Bowles updated the Commission on legislation. The last day to pass bills out of the house of origin is June 4<sup>th</sup>.

Mr. Bowles responded to a question regarding the possibility that the Senate Select Committee may not be reactivated in future years. Mr. Bowles explained that that is speculation, and it will not be known until January 2011 if the Senate Select Committee will continue to be funded.

Ali Spickler has an extensive list of bills that she will email to the Commission's secretary to forward to the Commissioners. AB781 is a bill that Assemblymember Monning staunchly opposes. The original purpose of AB2121 was to save paper; a compromise has been reached which provides a phone number for residents to call to obtain a copy of the MRL (Mobilehome Residency Law). Ms. Spickler stated she would inform Assemblymember Monning's Capital office that there are issues regarding residents having to call to obtain copies, rather than having them readily available. The current law is that park management must distribute the MRL to park residents each year, but distribution to the residents does not have to be via mail.

Ms. Spickler thanked Commissioner Brick for her helpful ideas on protecting equity for mobilehome owners, which were submitted to Assemblymember Monning, and which his Capital office is reviewing.

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

## **C. County Counsel Report**

No report.

## **D. County Supervisor Report**

No report.

## **E. Presentation and Discussion of Change Out Program Revisions**

Erik Schapiro and Carlos Landaverri presented the changes to the Santa Cruz County Mobilehome Change Out Program. The program was established in 2007 and has two primary goals: (1) improve housing quality by replacing deteriorated homes with new ones, and (2) create permanent affordable housing for future homebuyers by limiting the resale price of the new manufactured home. The program has approved 94 change outs which are either finished or underway; 64 are in resident or nonprofit owned parks, and 30 are in privately owned parks; seventeen mobilehome parks are participating. The County is in the first lien position in over 80% of the projects. The requirements for participation in the program are: applicant must already own a mobilehome in a licensed mobilehome park in the unincorporated area of Santa Cruz County; replacement homes can only be one-story; property must be located in a resident owned park or nonprofit park; work must be done by a County approved and state licensed manufactured housing dealer or contractor; and, no monthly payments/interest on silent second subsidy. The maximum subsidy amount is \$60,000; no interest or payments until transfer of ownership; customary loan-to-value standards apply; County and owner will

enter into a “shared appreciation” agreement before escrow closes; permanent affordability resale

restrictions will apply; and, subsidy and shared appreciation (if any) is repaid upon transfer of ownership. The park owner and HCD must approve the new home coming into the park, and it must meet parking requirements. The household income must be moderate or below. The resale price restrictions require an appraisal of the existing home, and take into account the actual change out cost; these two figures are added together to arrive at the restricted resale price. As of February 2010, the program revisions require unit quality and green features for energy efficiency. The green standards must be readily available in the industry. Changes include that the parks must be resident or nonprofit owned. In Santa Cruz County, there are eleven resident or nonprofit owned parks, with a total of 892 spaces. Also, there is a requirement that the County will not subordinate to a mortgage holder.

Mr. Schapiro asked the Commissioners to help with outreach to resident owned parks regarding the Change Out Program.

#### **F. Review of County Code Chapter 13.32 “Rental Adjustment Procedures for Mobile Home Parks”**

Terry Hancock, Directing Attorney of Senior Citizens Legal Services, provided an indepth review of the Santa Cruz County Code Chapter 13.32 “Rental Adjustment Procedures for Mobile Home Parks.” He also provided a handout defining capital improvements. One of the biggest problems for residents is when a property is reappraised after 20 years of ownership; there can be a large rent increase due to property tax increases in these cases.

Mr. Hancock also explained special rent adjustments which can be requested when a park owner believes the general rent adjustment is not bringing in enough money for the park owner. This part of the ordinance provides the park owner an opportunity to supply evidence to obtain a fair return. The County has only had 5-7 cases over the years, but they are long and difficult. The park owner must provide all financial information and it is difficult to obtain and analyze it and see if it satisfies the ordinance to result in a rent increase. Special rent adjustments do not normally come up because it is restrictive on park owners – they have a high degree of evidence and responsibility to show they are not making a fair return and definition of fair return is a tight one. The County uses MNOI (maintenance of net operating income) in determining the justification for a special rent adjustment.

The local ordinance must be posted at each mobilehome park.

The provision in the Code regarding temporary rental a mobilehome was added in 1991. This is an important provision because it states that if a park owner is renting out a mobilehome in the park, then the residents can also sublet their mobilehome.

Commissioner Brocklebank recommended that in the fall of this year, the Commission have an informational program inviting residents of mobilehomes so they can understand rent control.

#### **G. Discussion Regarding Staffing of the Mobile and Manufactured Home Commission**

The Commissioners reviewed a draft letter prepared by Commissioner Cleveland and made recommendations. Commissioner Halterman made a motion to send the Commission’s letter with recommended changes to the Board of Supervisors, County Administrative Officer, and County Counsel; Commissioner Brick seconded, motion carries. Commissioner Cleveland recommended that each Commissioner speak with their appointing Supervisor, and make three points: having the Commission staffed is essential; the staff is already paid for in accordance with the County Code regarding space fees; and, it is important to have an experienced staff person do the job because it

will cost more for an untrained staff person to perform the administrative support duties of the Commission. Ms. Costa, Assistant County Counsel, reminded the Commission that she does not

believe that staff for this Commission will be eliminated; she does not know who will staff the Commission, but she added that it will be staffed.

Terry Hancock responded to the Commission's request for his comments regarding increasing the space fees. Mr. Hancock stated that he supports raising the space fee as much as possible; the trade-off of increasing the space fees is that it provides greater protection for park residents in terms of paying for potential litigation expenses related to rent control.

#### **H. Discussion Regarding Recommendation to the Board to Oppose AB2439**

Bill AB2439 is dead, therefore, no recommendation to the Board of Supervisors is necessary.

#### **I. Discussion Regarding Legislative Staff Updates to the Commission**

The Commission discussed the benefits of having staff from the County's local legislators attend the Mobile and Manufactured Home Commission, and requested that the secretary write a letter for the Chair's signature inviting staff to attend each month's meeting to update the Commission each month on legislation.

#### **J. Senator Simitian's Open House and Ice Cream Social, May 27, 2010, 4 P.M. to 6 P.M., 701 Ocean Street, Santa Cruz**

Senator Simitian is holding an Open House this afternoon.

### **III. CORRESPONDENCE**

- a. GSMOL Conference Report by Commissioner Mardi Brick
- b. Draft Letter Regarding Staffing of the Mobile and Manufactured Home Commission
- c. Letter to the Commission from Supervisor John Leopold Dated May 27, 2010

### **IV. COMMUNITY INPUT**

A member of the public asked if rental of the Live Oak Senior Center for the Commission meetings is paid for by the space fee; it is.

A resident of Pleasant Acres Mobilehome Park updated the Commission explaining that the residents and park management will be going to hearing with Ed Newman as the hearing officer; mediation did not occur. Furthermore, John Stewart Company has determined that a resident manager at the park is not needed.

### **V. ADJOURNMENT**

The meeting was adjourned at 11:40 A.M. The next meeting will be June 24, 2010.

Respectfully submitted,

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Lee Ann Shenkman, Staff Secretary to the  
Mobilehome Commission

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

# MOBILE AND MANUFACTURED HOME COMMISSION MEETING

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

June 24, 2010

9:30 AM

- I. Call to Order/Roll Call/Approval of May Minutes
- II. Business
  - a. Commissioner Reports
  - b. Legislative Report
  - c. County Counsel Report
  - d. County Supervisor Report
  - e. Election of Chair and Vice Chair
  - f. Revision of Commission Meeting Calendar
  - g. Discussion of: (a) park owners' July 1, 2010, last day to submit data and supporting documents on reasonable rate of return on capital improvements, and (b) July 22, 2010, public hearing on reasonable rate of return in accordance with Santa Cruz County Code Section 13.32.092
- III. Correspondence
  - a. Letter to the Commission from Supervisor John Leopold Dated May 27, 2010
  - b. Power Point Presentation By Santa Cruz County Planning Department
- IV. Community Input
- V. Adjournment

**The next Mobilehome Commission meeting is currently scheduled for July 22, 2010.**

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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**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>**



# **ACTION SUMMARY MINUTES**

## **MOBILE AND MANUFACTURED HOME COMMISSION MEETING**

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**June 24, 2010**

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

VOTING KEY: B = Brocklebank, C = Cleveland, N = Neighbors, H = Halterman, Br = Brick, L = Lerno, and Lu = Lund; first initial indicates maker of motion, second initial indicates the "second"; upper case letter = "yes" vote; lower case letter = "no" vote; () = abstain; // = absent

Item I. APPROVED May 27, 2010, minutes of the Mobile and Manufactured Home Commission.

LNBCHBrLu

Item II. E. APPROVED and accepted nomination and appointment of William Neighbors as the Chair of the Mobile and Manufactured Home Commission effective June 24, 2010.

BrLuBCLH

APPROVED and accepted nomination and appointment of Mardi Brick as the Vice Chair of the Mobile and Manufactured Home Commission effective June 24, 2010.

HNBBrLuBC

Item II. APPROVED and accepted tentative meeting schedule for the Mobile and Manufactured Home Commission, fiscal year 2010/2011, to meet every other month beginning with July 2010.

NBrBCHLu

# MOBILE AND MANUFACTURED HOME COMMISSION MEETING

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

July 22, 2010

9:30 AM

- I. Call to Order/Roll Call/Approval of June Minutes
- II. Business
  - a. Commissioner Reports
  - b. Legislative Report
  - c. County Counsel Report
  - d. County Supervisor Report
  - e. Revision of Commission Meeting Calendar
  - f. 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 is currently scheduled for September 23, 2010.**

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>**

**ACTION MINUTES OF  
THE MOBILE AND MANUFACTURED HOME COMMISSION MEETING**

DATE: July 22, 2010  
PLACE: Live Oak Senior Center, Santa Cruz, CA  
PRESENT: Jean Brocklebank, Henry Cleveland, William Neighbors,  
Rick Halterman, Mardi Brick  
EXCUSED: Bonnie Lund  
ABSENT: Carol Lerno  
Staff: Mary Thuerwachter; Marie Costa, County Counsel  
Legislative Rpt: Jerry Bowles

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Approval of Minutes for June 24, 2010 meeting. Motion/Second: Brick/Cleveland

AYES: Brocklebank, Cleveland, Neighbors, Halterman, Brick  
NOES: NONE  
ABSTAIN: NONE  
ABSENT: Lerno, Lund

Make a recommendation to the Board of Supervisors that the Reasonable Rate of Return on Capital Improvements (Santa Cruz County Code Section 13.32.092) is 12%. Motion/Second: Cleveland/Brocklebank.

AYES: Brocklebank, Cleveland, Neighbors, Halterman, Brick  
NOES: NONE  
ABSTAIN: NONE  
ABSENT: Lerno, Lund

# MOBILE AND MANUFACTURED HOME COMMISSION MEETING

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

September 23, 2010

9:30 AM

- I. Call to Order/Roll Call/Approval of June Minutes
- II. Business
  - a. Commissioner Reports
  - b. Legislative Report
  - c. County Counsel Report
  - d. County Supervisor Report
  - e. Revision of Commission Meeting Calendar
  - f. Revision to County Code re Meetings
- III. Correspondence
- IV. Community Input
- V. Adjournment

**The next Mobilehome Commission meeting is currently scheduled for November 18, 2010.**

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>**

**ACTION MINUTES OF  
THE MOBILE AND MANUFACTURED HOME COMMISSION MEETING**

DATE: September 23, 2010  
PLACE: Live Oak Senior Center, Santa Cruz, CA  
PRESENT: Bonnie Lund, Henry Cleveland, Rick Halterman, Mardi Brick  
EXCUSED: Jean Brocklebank, William Neighbors  
ABSENT: Carol Lerno  
Staff: Mary Thuerwachter; Marie Costa, County Counsel  
Legislative Rpt: Jerry Bowles

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Approval of Minutes for July 22, 2010 meeting. Motion/Second: Brick/Cleveland

AYES: Cleveland, Brick, Lund, Halterman  
NOES: NONE  
ABSTAIN: NONE  
ABSENT: Brocklebank, Neighbors, Lerno

Make a recommendation to the Board of Supervisors that the bylaws be changed to reflect 6 meeting per year per advice of County Counsel. Motion/Second: Cleveland/Halterman.

AYES: Cleveland, Brick, Lund, Halterman  
NOES: NONE  
ABSTAIN: NONE  
ABSENT: Brocklebank, Neighbors, Lerno

Make a recommendation to the Board of Supervisors that the County Code be changed to reflect 6 meeting per year per advice of County Counsel. Motion/Second: Cleveland/Halterman.

AYES: Cleveland, Brick, Lund, Halterman  
NOES: NONE  
ABSTAIN: NONE  
ABSENT: Brocklebank, Neighbors, Lerno

# MOBILE AND MANUFACTURED HOME COMMISSION MEETING

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

December 2, 2010

9:30 AM

- I. Call to Order/Roll Call/Approval of June Minutes
- II. Business
  - a. Commissioner Reports
  - b. Legislative Report
  - c. County Counsel Report
  - d. County Supervisor Report
  - e. Revision of Commission Meeting Calendar
  - f. Revision to County Code re Meetings
- III. Correspondence/Communications
- IV. Community Input
- V. Adjournment

**The next Mobilehome Commission meeting is currently scheduled for January 27, 2011.**

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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**For further information, please contact the Commission office at 454-2772.**

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

**ACTION MINUTES OF  
THE MOBILE AND MANUFACTURED HOME COMMISSION MEETING**

DATE: December 2, 2010  
PLACE: Live Oak Senior Center, Santa Cruz, CA  
PRESENT: Bonnie Lund, Henry Cleveland, Rick Halterman, Mardi Brick,  
Jean Brocklebank, William Neighbors, Carol Lerno  
EXCUSED:  
ABSENT:  
Staff: Mary Thuerwachter; Marie Costa, County Counsel  
Legislative Rpt: Jerry Bowles

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Approval of Minutes for meeting September 23, 2010. Motion/Second:  
Halterman/Cleveland

AYES: Cleveland, Brick, Lund, Halterman, Brocklebank, Neighbors, Lerno  
NOES: NONE  
ABSTAIN: NONE

Brocklebank reported on Yacht Harbor Manor and Snug Harbor.

Halterman will look into statutes regarding conduct of park owners.

Lerno will look into how the new inspection ordinance affects Mobile Homes.

Brick will research proposal from the Senior Legislature to protect equity in Mobile Homes.

Susan Greene from Supervisor Leopold's office discussed a proposed vacation rental ordinance.

A park resident reported that lighting in Shangri La Park is not good. Brocklebank will speak with her.