

# **MOBILE AND MANUFACTURED HOME COMMISSION**

## **2010-11 BI-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 met 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 for the first half of 2010. Beginning FY 2010-11, the number of Commission meetings per year were reduced to six per year pursuant to resolution of the Board of Supervisors in response to budget cuts.

### **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 Commission Coordinator. For the first half of 2010, the Commission was staffed by the Office of the County Counsel.

### **V. ATTENDANCE**

See attachment.

### **VI. GOALS AND ACCOMPLISHMENTS**

- There were three resident petitions filed in 2010-11 and one was carried over from the prior year, one hearing was held and a decision rendered, 2 petitions were withdrawn, and one petition was settled after with assistance from the hearing officer.

- 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, three new referrals were made to SCLS, which included rent control and park conversion issues.
- County Counsel staff and the Commission Coordinator 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 recommended an increase in Space Fees from \$14 to \$26 per year which was adopted by the Board of Supervisors on December 6, 2011.
- The Commission requested that its name be changed to the Mobile and Manufactured Home Commission. The Board of Supervisors approved the name change.
- The Commission's mailing list was partially converted to e-mail delivery for those with access to the Internet to eliminate the cost and staff time of mailing paper agendas. Hard copy notices were sent to those who requested them.

## **VII. FUTURE GOALS**

The Commission's goals for 2012 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.
6. Foster communication and organization in mobile and manufactured home parks, which do not have a resident association.

## **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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Mary Thuerwachter  
Commission Coordinator

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## 2010 ATTENDANCE ROSTER

2010	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	SEPTEMBER	NOVEMBER/ RESIGNED
JEAN BROCKLEBANK 1 <sup>st</sup> District	X	X	X	X	X	X	X	X	X
HENRY CLEVELAND 2 <sup>nd</sup> District	X	X	X	X	X	X	X	X	X
WILLIAM NEIGHBORS* 4th District	X	X	X	X	X	X	X	X	X
RICK HALTERMAN 5th District	X	X	X	X	X	X	X	X	X
MARDI BRICK 3rd District	X	X	X	X	X	X	X	X	X
CAROL LERNO GSMOL Rep.	A	A	X	X	X	X	A	A	X
BONNIE LUND WMHA Rep.	X	X	X	X	X	X	A	A	X
PUBLIC ATTENDANCE	6	8	6	5	4	7	3	9	6

A = ABSENT

\* CHAIR

\*\* VICE CHAIR

X = PRESENT

R = RESIGNED

T = TERM EXPIRED

## 2011 ATTENDANCE ROSTER

2011	JANUARY	MARCH	MAY	JULY	SEPTEMBER	NOVEMBER/ DECEMBER
JEAN BROCKLEBANK 1 <sup>st</sup> District	X	X	X	X	X	A
HENRY CLEVELAND 2 <sup>nd</sup> District	X	X	X	X	A	X
WILLIAM NEIGHBORS* 4th District	X	X	X	X	X	A
RICK HALTERMAN 5th District	X	X	A	A	A	X
MARDI BRICK 3rd District	X	X	X	X	X	X
CAROL LERNO GSMOL Rep.	X	X	X	X	X	X
BONNIE LUND WMHA Rep.	X	X	X	X	X	X
PUBLIC ATTENDANCE	5	2	11	8	6	7