

# **MOBILE AND MANUFACTURED HOME COMMISSION**

## **2012-13 BIENNIAL REPORT**

---

### **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 six (6) times per year, on the fourth Thursday of the month (unless it conflicted with a holiday) at 9:30 a.m. at the Elena Baskin Live Oak Senior Center, 1777 Capitola Avenue, Santa Cruz, California for the period of 2012-2013.

### **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.

### **V. ATTENDANCE**

See attachment.

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

- There were three resident petitions filed in 2012-13, all three were resolved prior to the 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 2-12-13, two new referrals and one continuing case referral were made to SCLS, for legal assistance concerning the Rent Adjustment Ordinance.

- 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. A major focus was on the progress of SB 510 which concerned mobilehome park conversions. This statute was signed into law.
- 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. In 2012, the website was substantially updated for clearer titles and easier navigation. In addition, much of the contact information was previously out of date.
- The Commission wrote annual letters to the Board of Supervisors recommending the reasonable rate of return for qualified mobilehome park capital improvements remain at 12%.
- The Commission voted in 2012 and 2013 that the Space Fees remain at \$26 per year.
- The Commission and County Counsel responded to a Public Records Act request concerning the history of the rent adjustment ordinance and hearing decisions from the law firm of Hart, King and Coldren.
- Mobilehome parks in Santa Cruz County were researched through the Assessor's office, identified as a privately or resident owned park, and contact information was updated. This list is available to the public on the Commission's website.
- Commissioner Brick conducted outreach to mobilehome park residents to urge formation of resident homeowner associations. In response to her efforts, the new Santa Cruz County Mobile/Manufactured Homeowner Association was formed. It meets six times a year and has information on how to start a Home Owners Association.
- Commissioner Brick revised the Commission's brochure. With the assistance of County Counsel, the brochure has been updated and will go to the Board of Supervisors for approval.

- A public presentation of an Exemplary Park Owner Award by the Golden State Mobilehome Owner's League to Bonnie and Gerald Lund was held at one of the Commission's meetings.
- The Commission's public attendance has increased so much that it can no longer be accommodated at the Live Oak Senior Center. As of 2014, meetings will be held at the Simpkins Family Swim Center and will start at 9 a.m. to allow more time for input from the public.
- The Commission voted to amend its bylaws to reflect the location change and to be consistent with other sections of the County Code.

## **VII. FUTURE GOALS**

The Commission's goals 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.

## **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.

---

Henry Cleveland, Chair

# MOBILEHOME COMMISSION ANNUAL REPORT

## 2012-13 ATTENDANCE ROSTER

	JANUARY 2012	MARCH 2012	MAY 2012	JULY 2012	SEPTEMBER 2012	NOVEMBER 2012	JANUARY 2013	MARCH 2013	MAY 2013	JULY 2013	SEPTEMBER 2013	NOVEMBER/ DECEMBER 2013
JEAN BROCKLEBANK ** 1 <sup>st</sup> District	X	X	X	X	E	X	E	X	X	X	X	X
HENRY CLEVELAND* 2 <sup>nd</sup> District	X	X	X	X	X	X	X	X	X	X	X	X
WILLIAM NEIGHBORS 4th District	X	E	R	R	R	R	R	R	R	R	R	R
RICK HALTERMAN 5th District	X	X	X	X	X	X	X	X	X	X	X	X
MARDI BRICK 3rd District	X	X	X	X	X	X	X	X	X	X	X	X
CAROL LERNO GSMOL Rep.	X	X	X	X	X	E	X	X	X	X	X	X
BONNIE LUND WMHA Rep.	E	X	E	X	X	X	X	X	X	X	E	X
PUBLIC ATTENDANCE												

A = ABSENT

\* CHAIR

\*\* VICE CHAIR

E = EXCUSED ABSENCE

X = PRESENT

R = RESIGNED