

MOBILE AND MANUFACTURED HOME COMMISSION

2014-15 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 either the 3rd or 4th Thursday of the month at the Simpkins Family Swim Center, Santa Cruz and once at the County Government Building on 701 Ocean Street, Santa Cruz for the period of 2014-2015.

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.

Commissioner	Represents
Jean Brocklebank	First District
Henry Cleveland	Second District
David Allenbaugh	Third District
Vacant	Fourth District
Rick Halterman	Fifth District
Carol Lerno	Golden State Mobilehome Owners
Bonnie Lund	Western Mobilehome Association

IV. COMMISSION STAFF

The Commission is staffed by Mary Thuerwachter, the Commission's Coordinator.

V. ATTENDANCE

See attachments.

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VI. GOALS AND ACCOMPLISHMENTS

- There were four resident petitions filed in 2014-2015, all were resolved prior to the hearing.
- 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. This year commissioners Brocklebank and Halterman met with SCLS, County Counsel and the commission coordinator to clarify scope of services, develop the referral system and create reporting guidelines for services.
- In 2014-2015, four new referrals 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. At a number of meetings residents brought up Readiness to Serve fees charged by their water providers. Since this was not part of the annual rent increase, it was unclear whether this was subject to the county rent adjustment ordinance. The Commission requested and received an opinion from County Counsel.
- The Commission followed proposed and new legislation that affected mobilehome park residents and kept informed of lawsuits filed against local and state jurisdictions. There was major litigation over conversion of mobilehome parks.
- Attorney William Constantine spoke to the commission about current litigation involving litigation throughout the state, including requirements for conversion and other issues regarding rental adjustment ordinances.
- Commissioners, County Counsel, and the Commission Coordinator were invited to a meeting of the park residents at Alimur Park to discuss park issues and the relationship with the county Rental Adjustment Ordinance and state law.
- The Commission made a recommendation to the Board of Supervisors that future Cal Home grant applications should include funding for residents of Investor Owned Mobilehome Parks. The current funds are limited to mobilehome owners that live in resident owned parks. 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

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- 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 mobilehome parks list was updated to correct information throughout 2014-2015 to reflect changes and corrections.
- 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 2014 and 2015 that Space Fees remain at \$26 a year.
- Representatives from the newly formed Santa Cruz County Mobile/Manufactured Homeowner Association made reports of its activities at the Commission meetings. SCCMHA meets six times a year and has information on how to start a Home Owners Association.
- Public attendance and oral communications at Commission meetings has been significant. Meetings will continue to be held at the Simpkins Family Swim Center and will start at 9:30 – to 11:30 a.m. to allow time for input from the public.

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 Mobile and Manufactured Home 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

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2014 ATTENDANCE ROSTER

2014	JANUARY	MARCH	MAY	JULY	SEPTEMBER	NOVEMBER
JEAN BROCKLEBANK** 1 st District	X	X	E	X	E	X
HENRY CLEVELAND* 2 nd District	X	X	X	X	X	X
MARDI BRICK 3 rd District	X	X	X	X	X	X
WILLIAM NEIGHBORS 4 th District	-	-	X	A	X	R
RICK HALTERMAN** 5 th District	X	X	X	X	X	X
CAROL LERNO GSMOL Rep.	X	E	X	X	X	X
BONNIE LUND WMHA Rep.	X	X	X	A	X	X

* CHAIR

** VICE CHAIR

A = ABSENT
X = PRESENT
R = RESIGNED
E = EXCUSED

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2015 ATTENDANCE ROSTER

2015	JANUARY	MARCH	MAY	JULY	SEPTEMBER	NOVEMBER
JEAN BROCKLEBANK** 1 st District	X	X	X	X	X	X
HENRY CLEVELAND* 2 nd District	X	X	X	X	X	X
David Allenbaugh 3rd District	V	V	X	X	A	X
4 th District	V	V	V	V	V	V
RICK HALTERMAN 5th District	X	X	X	X	X	X
CAROL LERNO GSMOL Rep.	X	E	X	X	X	X
BONNIE LUND WMHA Rep.	X	X	E	E	X	E

* CHAIR

** VICE CHAIR

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 R = RESIGNED
 E = EXCUSED
 V = VACANCY