

# MINUTES

## MOBILEHOME COMMISSION MEETING

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October 22, 2009

### Elena Baskin Live Oak Senior Center

**COMMISSIONERS PRESENT:**

Mardi Brick, 3<sup>rd</sup> District  
Jean Brocklebank, 1<sup>st</sup> District  
Henry Cleveland, 2<sup>nd</sup> District  
Rick Halterman, 5<sup>th</sup> District  
Carol Lerno, GSMOL Representative  
Bonnie Lund, WMHA Representative  
William Neighbors, 4<sup>th</sup> District

**BOARD OF SUPERVISOR LIAISON:**

Susan Greene, Aide to John Leopold,  
County Supervisor 1<sup>st</sup> District

**COUNTY COUNSEL:**

Marie Costa

**SECRETARY:**

Lee Ann Shenkman

**I. CALL TO ORDER/ ROLL CALL/APPROVAL OF SEPTEMBER 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 September 24, 2009, meeting were reviewed and upon motion by Commissioner Lerno, seconded by Commissioner Lund, the September 24, 2009, minutes were approved. Chair Henry Cleveland announced that these meetings are recorded. Commissioner Brocklebank requested that Item G be withdrawn from the agenda.

**II. BUSINESS**

**A. Commissioner Reports**

Commissioner Brocklebank reported on the Seniors Commission, for which she is the Mobilehome Commission's liaison. At the August meeting of the Seniors Commission, Erik Schapiro and Patrick Heisinger of the Planning Department explained the mobilehome rehab program and the changeout program. At the October meeting of the Seniors Commission, Patrick Heisinger reported that the changeout program for mobilehomes is currently suspended while it is being reevaluated but the rehab program is ongoing. The changeout applications that are already filed with the Planning Department will be reviewed, but the department is not currently taking new applications. Commissioner Brocklebank explained that it is her understanding that this decision has to do with the budget and other issues. Also, the Seniors Commission announced there are openings on that Commission. The Seniors Commission was informed by the Personnel Department that due to budget issues that department may combine commissions to reduce costs.

Commissioner Brick informed the Mobilehome Commission that the residents of Country Villa have made an offer to buy that park.

Commissioner Cleveland announced that next year the Mobilehome Commission will be meeting in a different room in the Live Oak Senior Center. He also informed the Commission that the meeting agenda is developed by County staff which includes items held over from previous meetings and Commissioners requesting agenda items. Commissioners should provide the secretary to the Commission with their items two weeks before the Commission meeting; however, it may be possible to add items the Thursday before the Commission meeting if the agenda has not yet been printed and posted.

Commissioner Halterman reported that the GSMOL president would like to have a meeting on a Saturday for our District at the Capitola City Hall, but it is dependent upon the number of participants. One main purpose of the meeting is to recruit GSMOL members. After discussion, the Commissioners agreed that it would be better to hold the meeting after the first of the year.

Commissioner Halterman reported that there have been decisions in two recent court cases. Rent control was declared a taking on appeal in the City of Goleta; however, the City is attempting to have the Goleta case depublished. The second case is a very old Capitola case which on appeal was returned to the trial court with the question of whether the park owner has ever had his constitutional issues heard. Commissioner Halterman asked staff to invite Rahn Garcia to the next Commission meeting to discuss these cases.

Commissioner Neighbors informed the Commission that there was a mobilehome on Freedom Boulevard that has been giving residents a great deal of trouble. The state code enforcement received a complaint against them and the residents of this mobilehome received 15 violations against them. They have already begun work to correct the violations.

#### **B. Legislative Report**

Commissioner Halterman informed the Commission that AB 566 was vetoed by the governor. He commends Santa Cruz, however, because this County completed and delivered more cards to the governor than any other county in the state. About 6,000 to 7,000 cards were sent to the governor, and Santa Cruz sent at least 2,000 of those.

Legislative bills can be found on the following websites: <http://sinet2.sen.ca.gov/mobilehome/> and also at [www.leginfo.ca.gov](http://www.leginfo.ca.gov).

#### **C. County Counsel Report**

No Report.

#### **D. County Supervisor Report**

Susan Greene attended today's meeting as a representative of Supervisor John Leopold's office. She reported that at the community workshops held last month and earlier in the spring it was apparent that there is considerable concern about preserving the affordable housing in mobilehome parks and upgrading mobilehomes or changing out mobilehomes. The workshops were to help the County Redevelopment Agency (RDA) develop a five year plan. The Board of Supervisors will be holding a public hearing in Live Oak at the Live Oak Elementary School on at 7:00 PM on November

10<sup>th</sup>. A draft plan will be on the website, <http://www.buildstrongersoquelandliveoak.com>, and this will be the only item on the agenda that evening. The RDA will have a brief presentation, but it is really an opportunity to hear from the community about how the community members feel about the process and what the community's priorities are related to housing.

**E. Schedule Commission Meeting Date for November/December**

Commissioner Brick made a motion that the November/December Commission meeting be held on December 3, 2009; Commissioner Lund seconded; all approved.

**F. Discussion of Space Fees in the Unincorporated Area of the County**

Commissioner Lerno made a motion that the Commission recommend to the Board of Supervisors that the Board of Supervisors consider raising mobilehome space fees to \$15 per space per year, Commissioner Neighbors seconded, discussion followed. Commissioner Halterman responded that a space fee of \$15 per space per year is not near enough and should be raised to at least \$20. Commissioner Lerno stated that she would prefer an increase in the range of \$18 to \$20, however, it might be difficult to get this amount approved. Commissioner Brocklebank suggested amending the motion to increasing the space fee to \$18 per year. These fees go toward the cost of litigation, room rental fees, administrative costs of the Commission, etc. Commissioner Lund informed the Commission that while the park owners have to pay the space fees up front at the beginning of the year, the park owners are not reimbursed by the residents until the end of the year. Commissioner Neighbors reminded the Commission that when the costs of water, sewer, garbage, etc. increase, this is normally passed on to the residents; when taken separately it does not sound like much money, but when taken together it can become quite costly. Commissioner Lerno amended the motion to increase the space fee by at least \$1 per space per year; roll call vote, Aye: Commissioners Lerno, Neighbors, and Cleveland; No: Commissioners Brocklebank, Brick, and Halterman; Commissioner Lund abstained. The motion fails. Commissioner Brocklebank made a motion that the Commission recommend to the Board of Supervisors increasing the space fee to \$18 per space per year, Commissioner Halterman seconded; roll call vote, Aye: Commissioners Brocklebank, Brick, Cleveland, and Halterman; No: Commissioners Lerno and Neighbors; Commissioner Lund abstained. The count is 4-2 and the motion carries.

**G. County's Rent Control Petition Responsibilities Requested by Commissioner Jean Brocklebank**

Commissioner Brocklebank withdrew this item from the agenda.

**III. CORRESPONDENCE**

September 9, 2009, Letter to County Supervisor Neal Coonerty from the Department of Housing and Community Development, Lynn L. Jacobs, Director. Commissioner Lerno reminded the Commission that the trucks are supposed to get permits to use the road, and that was to serve as the notification that these homes were being moved into the park.

**IV. COMMUNITY INPUT**

A resident of Blue Pacific Mobilehome Park informed the Commission that there was a unanimous vote to purchase the park.

A resident of Rancho Corralitos informed the Commission of the experience he had when he purchased a manufactured home. There are very few lenders that will make a loan for a mobilehome


or manufactured home, and the interest rates are high when compared with a home on a foundation. Commissioner Cleveland informed the Commission that these same issues affect not only seniors, but they also affect residents in a family park.

Commissioner Lerno explained that it is much easier to obtain a loan with a competitive interest rate if the park is subdivided rather than a park that is a co-operative.

**V. ADJOURNMENT**

The meeting was adjourned at 10:35 A.M. The next meeting will be December 3, 2009.

Respectfully submitted,



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Lee Ann Shenkman, Staff Secretary to the  
Mobilehome Commission

Approved: 