

MINUTES

MOBILEHOME COMMISSION MEETING

June 25, 2009

Elena Baskin Live Oak Senior Center

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

COMMISSIONERS ABSENT: None

BOARD OF SUPERVISOR LIAISON: Rita Winings, Aide to
John Leopold, County Supervisor First District

COUNTY COUNSEL: Marie Costa

SECRETARY: Lee Ann Shenkman

LEGISLATIVE REPORT: Jerry Bowles

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 May 28, 2009, meeting were reviewed and upon motion by Commissioner Lerno, seconded by Commissioner Neighbors, the May 28, 2009, minutes were approved.

I. ADDITIONS AND DELETIONS TO THE AGENDA

No additions or deletions. Commissioner Lerno requested that an item be added to the agenda to discuss utilizing the Commission's funds to keep Lee Ann Shenkman on the Commission as secretary. Rita Winings informed the Commission that due to the furlough hours that SEIU employees are taking, and due to last day budget items being heard today at the County, Lee Ann Shenkman will be able to stay on as the Commission secretary.

II. BUSINESS

A. Lizet Moreno Representing Central Coast Energy Services

Ms. Moreno distributed an information sheet explaining their services which are for low income families. They provide payment assistance and weatherization services for owners and tenants of homes and mobilehomes. The utility payment assistance is through a partnership with PG&E. The weatherization portion of their services includes installation of energy efficient items to make the home

more energy efficient, such as replacement of stoves, windows, refrigerators, doors, microwave ovens, etc. Ms. Moreno explained that applications are sent to the mobilehome park manager to distribute; then a team of eligibility workers holds an intake clinic at the mobilehome park at a time and date that works best for the residents. This program is available in Monterey, San Benito, Santa Cruz, and south Santa Clara Counties. The current income cannot exceed the following approximate amounts: one person \$2400/month; two people \$3200/month; three people \$3900/month.

B. Commissioner Reports

Commissioner Brocklebank reported the following: (1) requested that an item be placed on next month's Agenda to discuss whether or not a statement should be made by the Chair at the beginning of each meeting and/or a statement should be placed on the Agenda of each meeting that the meetings are recorded; (2) informed the Commission that Snug Harbor has an ongoing issue regarding movement of lot lines and lack of required parking; and (3) at Yacht Harbor Manor certain residents working with Terry Hancock are negotiating a settlement agreement with park management to bring spaces back under rent control after the expiration of a long term lease.

Commissioner Cleveland thanked staff for updating the Commission website with the new Commissioner Mardi Brick information, and thanked Mary Hanley for her service on the Commission.

Commissioner Halterman reported the first hearing was held in front of the Capitola Planning Commission concerning the proposed closure of the Surf and Sand Mobilehome Park. The Planning Commission will make a recommendation to the Capitola City Council and the Council will make the final decision. Two basic issues will need to be decided: (1) the adequacy of the environmental impact report that is required to be done to close a park, and (2) the necessity of a coastal permit. There is one more Planning Commission meeting and 90 days after that a recommendation must be made to the City Council. The main focus most probably will be the issue of reasonable cost of relocation: reasonable cost of relocating the residents vs. reasonable cost of relocating the mobilehome.

Commissioner Neighbors reported that he and Commissioner Cleveland will be meeting with the Watsonville City Councilmember who represents the district in the City of Watsonville where most of the mobilehomes are.

C. Legislation

Jerry Bowles updated the Commission on the following bills:

AB 566 (Nava) and AB 761 (Calderon; WMA sponsored): Both of these bills failed in committee but are under reconsideration because not all of the assembly members were in the room to vote on these bills. Normally, this is considered a no vote, but under the rules they can ask for reconsideration. Commissioner Halterman reported that he spoke to representatives from Senator Simitian's office. Although Senator Simitian's office stated that he has not yet made up his mind on AB 566, his office says he has the following objections: (1) concern about a compromise, (2) no progress is being made; and (3) he believes the Governor will veto the bill anyway.

Commissioner Halterman requested that as many people as possible call Senator Simitian's office between now and the weekend at 425-0401 to ask Senator Simitian to support AB 566. Also, the City of Carson is organizing a bus from Santa Cruz to Sacramento on July 7th which is when a meeting is tentatively scheduled. They would like at least 20 people from Santa Cruz and there is no cost to the people attending. This is an important meeting because the people attending can speak briefly and ask for support for AB 566.

On AB 761, residents were victorious but reconsideration has been requested. This is a two-year bill, but the rules committee can allow it to be heard this year. Commissioner Brocklebank added that if the sham conversions cannot be stopped, the park owner will be free to increase the rent on the park's spaces as high as they want when the residents attempt to sell their homes.

Commissioner Halterman informed the Commission that the issue of sham conversions it is not going well in the courts. The City of Goleta has already lost on this issue and did not appeal; they settled with the park owners. At least one other city has lost. The Sonoma decision has not yet come down; the City of Carson is dealing with this issue currently. The County of Santa Cruz is currently dealing with it, also. There is one suit in the City of Capitola. One of the reasons this is important is that this is how to sue an ordinance out of existence. If AB 566 passes, the state language would be the same as the local ordinance.

Legislative bills can be found on the following websites: <http://sinet2.sen.ca.gov/mobilehome/> and also at www.leginfo.ca.gov. Also, Jerry Bowles informed the Commission that anyone can sign up for the GSMOL Legislative Update Newsletter by going to the GSMOL website or call GSMOL and they will email it.

D. County Counsel Report

Ms. Costa reported that at the last meeting there was discussion regarding whether or not a public hearing could be offered to all residents of affected mobilehome parks before a mobilehome is installed in a park to have input on the parking and property line issues. Ms. Costa recommended that since this is proposing a change to the County Code, that the Mobilehome Commission draft a letter signed by the Chair making this a request of the Board of Supervisors. Then it will be up to the Supervisors whether or not they choose to do this.

E. County Supervisor Report

Rita Winings reported that Supervisor Leopold is at the last day of County budget hearings. Most of County government has experienced budget cuts, however, RDA (Redevelopment Agency) is strong and will be increasing its staff. There have been five workshops held over the past couple of months to discuss Redevelopment money; about 350 people participated. Also, as already reported, Lee Ann Shenkman's hours are being restored, which is another bright spot budget-wise. Supervisor Leopold would like the Commission to know that he will keep trying to communicate with HCD regarding parking issues in mobilehome parks, and he will do his utmost to be at the next Mobilehome Commission meeting.

Commissioner Brocklebank reported that a resident of Blue and Gold Mobilehome Park emailed Supervisor Leopold to ask him to speak directly with Senator Simitian on AB 566. Commissioner Halterman informed the Commission that Will Constantine was in contact with Supervisor Pirie regarding speaking to Senator Simitian. Commissioner Neighbors stated he would contact Supervisor Campos, and Commissioner Brick stated she would contact Supervisor Coonerty.

F. Election of Chair and Vice Chair

Commissioner Halterman opened nominations for Chair of the Mobilehome Commission. Commissioner Neighbors nominated Henry Cleveland, and Commissioner Lund seconded. Henry Cleveland was re-elected the Chair of the Mobilehome Commission for 2009-2010 by unanimous vote.

Commissioner Cleveland opened nominations for Vice Chair. Jean Brocklebank nominated herself; Rick Halterman nominated himself. A vote was taken and Jean Brocklebank received two

votes (Supervisors Brick and Brocklebank); Rick Halterman received three votes (Supervisors Neighbors, Lund and Halterman); Rick Halterman was re-elected the Vice Chair of the Mobilehome Commission for 2009-2010. .

G. Discussion of: (a) park owners' July 1, 2009, last day to submit data and supporting documents on reasonable rate of return on capital improvements, and (b) July 23, 2009, public hearing on reasonable rate of return in accordance with Santa Cruz County Code Section 13.32.092

The Commission discussed that the reasonable rate of return has been 12% for many years, and currently is 12%. The public hearing shall be held next month.

III. CORRESPONDENCE

The Commission signed a card for Mary Hanley for her hours of service on the Mobilehome Commission.

IV. COMMUNITY INPUT

Blue Pacific Mobilehome Park is working with contractors to assess the park and its needs.

A resident of Vista del Lago stated that approximately 20 residents in that park have made phone calls and sent faxes to legislators regarding AB 566.

Shoreline Mobilehome Park is having a hot dog rally for the 4th of July.

The City of Watsonville allows the police department to issue citations inside mobilehome parks where people park illegally in red zones and handicap spaces. Jerry Bowles informed the Commission that this law went into effect approximately two or three years ago. The park owners must make an application with local law enforcement for the police department to issue such citations, and the Board of Supervisors or City Council has to approve it.

V. ADJOURNMENT

The meeting was adjourned at 10:30 A.M. The next meeting will be July 23, 2009.

Respectfully submitted,

Lee Ann Shenkman, Staff Secretary to the
Mobilehome Commission

Approved: _____