

Subject: FW: PETITION REGARDING NOMAD VILLAGE ARBITRATION FROM BLUE SKIES MOBILE MHP

PETITION REGARDING NOMAD VILLAGE ARBITRATION
FROM BLUE SKIES MOBILE HOME OWNERS

Dear Supervisors,

May 15, 2012

We are residents of Blue Skies Mobile Home Park, which is an all-age “family” park located at 4280 Calle Real, Santa Barbara, CA. Due to our work and school schedules, we and the members of our families are unable to attend the hearing on May 15th regarding the **rent control appeal** of residents at **Nomad Village MHP**. We are concerned that the County’s rent control ordinance be enforced fairly.

We are particularly concerned that Nomad residents are now being charged for capital improvements-replacements to the electric system that have already been paid for by Southern California Edison Company rate payers.

Under the State’s “master meter operator” regulations, **the California Public Utilities commission requires public electric utilities to credit mobile home park owners/operators who have “master meter” (sub-metered) electric systems with a \$16.50 “differential” per mobile home, per month.** The differential amount is calculated based on information provided by mobile home park owners/operators. **This money is to be used SOLELY for the OPERATION, MAINTENANCE AND REPLACEMENT OF THE ELECTRIC SYSTEM/INFRASTRUCTURE WITHIN THE PARK.** Under the “master meter” regulations, **park owners/management are forbidden from collecting any additional fees for the maintenance/improvements to these systems.**

Nomad park managers are currently receiving \$29,700 per year in “energy system differential” to apply to the maintenance/upgrade of the electric system. **Over the past 10 years alone, Nomad Village park management has received nearly \$300,000 from Edison rate payers to pay for maintenance and improvements to the electrical system.** (Calculation: \$16.50 per month per home X 150 homes X 10 years = \$297,000.)

When they negotiated the new lease for the park, the current park operators were fully aware of the needed electric systems improvements, and of these State rules/regulations (since they already operated several mobile home parks in California.) Therefore, they had no reason to expect to “pass on” those costs on to the residents when they negotiated their long-term lease.

In his ruling, the rent control arbitrator decided that Nomad park residents must pay for capital improvements/replacements to the electrical system—which they have ALREADY paid for and CONTINUE to pay for in their electric utility bills. We believe this “double billing” is UNFAIR to the residents of Nomad Village, and to us as Southern California Edison rate payers.

We hope that you will administer the County's rent control ordinance in a way that is fair to both residents and park operators. Thank you for your time and consideration.

CABRERA-RAMIREZ, MARLENE space 91

DE LA MORA, ESPERANZA space 89

CANTO, CESAR space 54

MOSEBY, JAMES E space 55

MOSEBY, IMELDA M space 55

LUNA, ROBERT G space 49

WATT, VALEERIE space 98

GRING, JEFF P space 41

CHAMBERS, AILEEN A space 37

JOHNSON, ALIENE G space 35

PLOURDE, MOLINA A space 38

AKINS, SUSAN D space 43

RIOS, ERINA space 17

CLINE, PAUL space 42