



# Santa Cruz County Mobile and Manufactured Home Commission

701 Ocean Street, Fifth Floor, Room 510, Santa Cruz, CA 95060

P: (831) 454-2772 F: (831) 454-2411 TTY/TDD: 711

[commissions@santacruzcounty.us](mailto:commissions@santacruzcounty.us)

[www.sccmmhc.org](http://www.sccmmhc.org)

## MOBILE AND MANUFACTURED HOME COMMISSION MEETING MINUTES

DATE: May 21, 2020  
LOCATION: Meeting held remotely  
PRESENT: Jean Brocklebank (*Vice Chair - 1<sup>st</sup> District*), Henry Cleveland (*Chair - 2<sup>nd</sup> District*), David Allenbaugh (*3<sup>rd</sup> District*), Rick Halterman (*5<sup>th</sup> District*), Carol Lerno (*GSMOL*), Charlene Garza (*WMA*)  
EXCUSED: None  
STAFF: Ryan Thompson (*County Counsel*), Angela Chesnut (*1<sup>st</sup> District Analyst*), Kaite McGrew (*Commissions Coordinator*), Supervisor John Leopold (*1<sup>st</sup> District Supervisor*)  
GUESTS: 1 Community Member

1. Call to Order/Roll Call/Agenda Review  
Meeting was convened at 9:32 AM.

2. **Approve *January 16, 2020 Meeting Minutes***  
Motion/Second: Brocklebank/Allenbaugh  
**Motion passed unanimously.**

3. Public Comment: None

4. New Business/Action Items

4.1. Election of Officers

**Allenbaugh nominated Brocklebank for Chair.**

Aye: Brocklebank, Allenbaugh

Nay: Cleveland, Halterman, Lerno, and Garza

**Halterman nominated Cleveland for Chair.**

Aye: Cleveland, Halterman, Lerno, and Garza

Abstain: Brocklebank, Allenbaugh

**Cleveland is elected Commission Chair.**

**Allenbaugh nominated Brocklebank for Vice Chair**

**Brocklebank is elected Commission Vice Chair unanimously**

4.2. Review Pending Legislation and Consider Authorizing Letters of Support

Commission reviewed Senate Bill 915 to provide emergency relief to mobile home owners during the pandemic.

**Motion to authorize letter of support for SB-915.**

Motion/Second: Brocklebank/Halterman

Ayes: Brocklebank, Cleveland, Allenbaugh, Halterman, Lerno

Nays: Garza

**Motion passed.**

Commission reviewed Senate Bill 999 removing the long-term lease exemption for mobile and manufactured home space rent control in the Mobilehome Rental Law (MRL).

**Motion to authorize letter of support for SB-999.**

Motion/Second: Brocklebank/Halterman

Ayes: Brocklebank, Cleveland, Allenbaugh, Halterman, Lerno

Nays: Garza

**Motion passed.**

4.3. Consider Commission Bylaws Revisions

**Motion to revise Commission bylaws to allow for the Chair and one other Commissioner to call a special meeting at any time.**

Motion/Second: Brocklebank/Garza

**Motion passed unanimously.**

4.4. Commission Pandemic Response

Commission discussed resident requests for rent reductions in parks with communal amenities that have been closed by the County because of the pandemic. Currently there are no clear local or state guidelines provided for reopening such communal amenities specifically in mobile home parks.

5. County Supervisor Report

Supervisor Leopold reported that the County is working towards attestation of readiness for Expanded Stage 2 of the reopening plan by: building testing capacity (12 testing centers), training additional contact tracing staff, and increasing shelter for unsheltered residents. Beach restrictions are expected to stay in place at least until Stage 3. A combination of reduced sales and transient occupancy taxes paid, increased pandemic-related expenses and the reduction of anticipated State funds will require that the County implement budget cuts.

6. Commissioner Reports

6.1. 1<sup>st</sup> District Report

Brocklebank reported that she communicated with residents from five MHPs in District 1.

6.2. 2<sup>nd</sup> District Report: No Report

6.3. 5<sup>th</sup> District Report:

Halterman reported that beginning July 1, 2020, any mobilehome/manufactured homeowner living in a mobilehome park under a rental agreement may submit a complaint to the HCD for an alleged violation of the Mobilehome Residency Law under the MRLA Protection Program. They anticipate that 60% of complaints submitted will be referred for legal consultation.

6.4. 3<sup>rd</sup> District Report:

Allenbaugh reported that several residents were able to participate in the Great Plates program.

6.5. Golden State Manufactured Homeowner's League (GSMOL) Report:

Lerno reported that there have been concerns regarding health and safety guidance in mobilehome parks, as well as from realtors trying to sell mobile homes safely.

6.6. Western Manufactured Housing Communities Association (WMA) Report:

Garza expressed concern about two petitions overturned by their respective Hearing Officers in 2019 and questioned whether they should have been referred to legal services. Staff confirmed that they do not make legal determinations on petitions before forwarding them to legal services. If the issue falls within the jurisdiction of the ordinance, a resident is entitled to legal consultation whether or not they are ultimately advised to file a petition.

7. Central Coast Resident-Owned Parks Report

Cleveland reported that the May meeting focused on pandemic-related topics.

8. Legislative Report

Halterman reported on the following bills of interest to the mobile home community:

- **SB-1117: Master meter customer: electrical or gas services:** Senator Monning introduced amendments to this bill that would ensure existing consumer protections relative to electrical service provided via master-meter are explicit for tenants of MHPs regardless of whether electrical generation is provided by an entity other than an electrical corporation. It passed out of Committee on a unanimous vote and is on its way to the floor.
- **AB-2690: Mobilehome parks: local ordinances:** The bill removes the new construction rent control exemption in areas that have rent control ordinances. It passed out of Committee on May 20<sup>th</sup> and is on the way to the floor. If passed, the bill would place new mobile home parks and expansions of existing mobile home parks under the jurisdiction of local rent control ordinances.
- **AB-2782: Mobilehome parks: change of use:** Mark Stone introduced a bill that proposes to clarify and strengthen existing protections for MHP residents when a park owner seeks to close, convert, or change the use of a park by extending the timeline for noticing park residents of an appearance before a local government to consider a park closure and requiring a city or county to ensure that any change of use to a park does not lead to a loss of affordable housing for low or moderate income households. The bill passed out of Committee with a 6-2 vote on its way to the floor.

9. County Counsel Report:

Thompson reported on the following legal queries:

- **Pinto Lakes Update:** Oral arguments were conducted telephonically on April 28<sup>th</sup>. There is no information on the decision as of yet.
- **Suspension of SCCC Chapter 13.32 Petition Hearing Process** until the state of emergency has been lifted to allow residents to postpone filing petitions until it is safe to collect signatures and conduct hearings. To date only one case has been impacted.
- **Clarification of Fair Rate of Return Calculations:** Thompson reported that he reviewed historical documentation related to the authors' intention regarding a just and reasonable rate of return and confirmed that the ordinance remains unclear. A decision by a hearing officer could help to clarify. Garza will forward any related information she discovers.

10. Staff Report

Staff reported that the Board adopted the following resolutions on April 14<sup>th</sup>:

- A resolution in support of AB-2783 regarding park change of use; and
- a resolution suspending the SCCC Chapter 13.32 petition hearing process.

11. Correspondence: None

12. Adjournment

Meeting was adjourned at 10:43 AM.

Submitted by: Kaite McGrew, *Commissions Coordinator*