



# Santa Cruz County Mobile and Manufactured Home Commission

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## MOBILE AND MANUFACTURED HOME COMMISSION MEETING MINUTES

DATE: September 17, 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*), Richard Valdez (*4<sup>th</sup> District*), Rick Halterman (*5<sup>th</sup> District*), Carol Lerno (*GSMOL*), Charlene Garza (*WMA*)  
EXCUSED: None  
STAFF: Justin Graham (*Assistant County Counsel*), John Leopold (*1<sup>st</sup> District Supervisor*), Kaite McGrew (*Commissions Coordinator*)  
GUESTS: 3 Community Members

1. Call to Order/Roll Call/Agenda Review

Meeting was convened at 9:30 AM.

2. **Approve July 16, 2020 Meeting Minutes**

Motion/Second: Lerno/Allenbaugh

**Motion passed unanimously.**

3. Public Comment

4. New Business/Action Items

4.1. Jan Beautz Nominees

Commission discussed several possible nominees for the second annual Jan Beautz Award. Halterman nominated Jerry Bowles, a long-time advocate for resident-owned parks and resource to the mobilehome community. Staff will work with Supervisor Leopold and Commission Chairs to draft a certificate for presentation at the November meeting.

**Motion to present the 2020 Jan Beautz Award to advocate Jerry Bowles**

Motion/Second: Brocklebank/Allenbaugh

**Motion passed unanimously.**

5. County Supervisor Report

5.1. Supervisor Leopold reported that the County is working hard to increase COVID-19 testing and contact tracing to contain the virus. No increase in confirmed cases has occurred related to recent evacuations and the County's COVID-related status continues to improve. New guidelines reflecting the improvement have been released and some restrictions for schools and skilled nursing facilities have been lifted.

5.2. The CZU Lightening Complex fires are the most destructive disaster in County history and the 10<sup>th</sup> most destructive fire event in the history of California. More than 900 homes were destroyed, and the county is developing an expedited recovery strategy. Geologists are already working to address the potential for hazardous debris flow during the coming rainy season.

- 5.3. Supervisor Leopold has been working with residents and park management to address ongoing issues at Soquel Gardens MHP.
  - 5.4. Provision of Cruzio high-speed internet to eight MHPs via grant funding is ongoing.
  - 5.5. Plans to increase affordable housing are focused on the development of multi-story projects which provide more housing density than new mobile home parks could.
6. Commissioner Reports
    - 6.1. 1<sup>st</sup> District Report

Brocklebank reported that she has been in communication with residents for issues at Soquel Gardens, Snug Harbor, Ranchito, Pine Knoll Manor, Homestead, Beachcomber and Shoreline mobile home parks.
    - 6.2. 3<sup>rd</sup> District Report

Allenbaugh reported that HCD has been conducting inspections. Commission discussed conditions under which pre-existing violations could be a new owner's responsibility.
    - 6.3. 4<sup>th</sup> District Report

Commission welcomed 4<sup>th</sup> District Commissioner Richard Valdez.
    - 6.4. 5<sup>th</sup> District Report

Halterman reported on the status of the Mobilehome Residency Law Protection Program. Brocklebank reported that a resident in Soquel Gardens has applied to the program. No information was available about the status of the District 5 mobile home parks in the wake of the CZU Lightening Complex fires.
    - 6.5. 2<sup>nd</sup> District Report

Cleveland reported on a recent HCD park inspections audit that revealed discrepancies including issues with notification protocols, inspector training, and the frequency of inspections. Park owners bear some responsibility to ensure compliance if other efforts have failed. Cleveland will forward information to the Commission regarding an online event discussing new mobile home legislation. Commission expressed a preference for providing video access to members of the public who attend meetings if possible.
    - 6.6. Golden State Manufactured Homeowner's League (GSMOL) Report: No Report
    - 6.7. Western Manufactured Housing Communities Association (WMA) Report

Garza reported that the WMA is developing policies and processes in compliance with new mobile home legislation. Increasingly, mobile home insurance carriers are refusing to insure parks in California and the State may have to intervene if there are not enough carriers to meet the demand. Garza reported on recovery efforts and insurance barriers for mobile home residents and parks in the wake of previous fire events.
  7. Central Coast Resident-Owned Parks Report

Cleveland reported that amenities in resident-owned parks are beginning to open up, and new protocols are being evaluated and implemented as needed.
  8. Legislative Report

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

    - ***SB-1117: Master meter customer: electrical or gas services***: passed legislation but awaits the Governor's signature

- **SB-999 (Long-term lease exemption removed):** Bill did not pass in the Assembly and was incorporated into AB-2782
- **AB-2782: Mobilehome parks: change of use:** Now includes language from SB-999 specifying dates by which long-term leases will no longer be exempt from local rent control, depending upon the date they were signed.
- **AB-2690 (removes new construction rent control exemption in areas that have rent control ordinances):** postponed indefinitely.
- **SB-915 COVID-19 Relief:** eliminated in favor of other similar legislation already in effect.
- **AB-2895 Rent Caps for Mobile Home Parks:** pulled from committee indefinitely.

9. County Counsel Report:

- 9.1. Graham reported that the current competing crises have delayed progress in the Pinto Lakes matter for several months at least.
- 9.2. Graham confirmed Ryan Thompson's earlier statement that MRLA preempts 13.34.
- 9.3. Graham will follow-up on a potential typographical error in the rent adjustment form provided in the online version of 13.32.
- 9.4. Allowable processes for public participation in future virtual meetings after the state of emergency has been lifted are yet to be determined.

10. Staff Report:

- 10.1. Staff reported that County resources for managing virtual meetings are limited by County policy as well as available staff resources and gave an overview of alternatives that might serve to allow public video access to Commission meetings.
- 10.2. 99.8% of 2020 space fees have been collected. \$627 in fees remain outstanding.
- 10.3. Commission reviewed the 2019-2020 FY Space Fee Fund Report which does not yet reflect expenses for legal services provided to residents during the 2019-2020 FY as the vendor has not yet submitted invoices. Graham will determine whether more detail on County Counsel expenses is available.
- 10.4. Creighton Mendivil has retired from Senior Citizens Legal Services and new Executive Director and Directing Attorney, Tanya Ridino, will be providing legal services to mobile home residents who are referred via the petition hearing process.

11. Correspondence: None

12. Adjournment

Meeting was adjourned at 11:01 AM.

Submitted by: Kaite McGrew, *Commissions Coordinator*