



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

MOBILE AND MANUFACTURED HOME COMMISSION MEETING MINUTES

DATE: January 16, 2020
LOCATION: Simpkins Family Swim Center, 979 17th Avenue, Santa Cruz, CA 95062
PRESENT: Jean Brocklebank (*Vice Chair - 1st District*), Henry Cleveland (*Chair - 2nd District*), Rick Halterman (*5th District*), Charlene Garza (*WMA*)
EXCUSED: David Allenbaugh (*3rd District*), Carol Lerno (*GSMOL*)
STAFF: Ryan Thompson (*County Counsel*), Angela Chesnut (*1st District Analyst*), Mitsuno Baurmeister (*EEO Officer*), Kaite McGrew (*Commissions Coordinator*),
GUESTS: Tory Del Favero (*US Census Bureau*) and 3 Community Members

1. Call to Order/Roll Call/Agenda Review
Meeting was convened at 9:30 AM.
2. **Approve November 21, 2019 Meeting Minutes**
Minutes amended to clarify language regarding Murphy Bank.
Motion to approve minutes as amended.
Motion/Second: Brocklebank/Halterman
Motion passed unanimously.
3. Public Comment: None
4. 2020 Census Community Outreach
Tory Del Favero (*Census Bureau Partnership Specialist*) reported on the confidentiality of the census process and the importance of having a complete and accurate count. Commission discussed safety concerns for senior parks, and options for the Commission to help promote census participation in the mobile and manufactured home community.
5. New Business/Action Items
 - 5.1. February 2020 HCD Fee and Tax Waiver Program Event
Commission discussed the February 8-hour HCD mobile office event where HCD staff will be available to assist mobile home owners to registering their mobile homes.
Motion to endorse and promote the HCD Mobile Office event
Motion/Second: Brocklebank/Garza
Motion passed unanimously.
 - 5.2. Approve MMHC 2018-2019 Biennial Report
Commission reviewed the 2018-2019 Biennial Report, including Commission goals and recommendations to the Board of Supervisors. The report will be available on the website.
Motion to approve the MMHC 2018-2019 Biennial Report.
Motion/Second: Brocklebank/Halterman
Motion passed unanimously.
6. County Supervisor Report
Chesnut reported that SCCC 13.31 Mobile Home Park Closure Ordinance was adopted by the Board of Supervisors on January 14, 2020 and invited Commissioners to attend the grand opening on LEO's Haven accessible playground. Assemblymember Mark Stone and disability rights advocate, Haben Girma will be speaking. Commission discussed the 18-month vacancy in

District 4 and possible recruitment efforts to fill the seat. Chesnut reported that Supervisor Leopold wrote a letter of support to the Public Utilities Commission in support of Cruzio's application for the California Advanced Services Fund Infrastructure Grant to advance the Equal Access Santa Cruz (EASC) project. The project would bring broadband to 263 households in seven MHPs in Soquel and Live Oak.

7. Commissioner Reports

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

Garza reported that she, Thompson, Creighton Mendivil, and Greg Evans, of Evans Management, met to review and discuss SCCC 13.32's provisions for a fair rate of return on capital improvements. The new, more favorable, open communications between the residents and park owners in the mobile and manufactured home community have been precipitated, in part, by Commission activities. Garza will share related decisions in two fair rate of return cases (Silver Lake and Carriage Acres) with the Commission.

7.2. 1st District Report

Brocklebank reported that residents of Soquel Gardens are now receiving itemized utility bills, however, they are no longer receiving a monthly statement for their space rent. Garza will share the portion of the MRLA that concerns monthly statements with the Commission. Brocklebank reported that park owners have not appealed the Hearing Officer's decision in the Pleasure Point Mobile Manor petition and continue to bill the rent increase to park residents.

7.3. 2nd District Report

Cleveland suggested that this year's *Jan Beautz Award* be presented by last year's recipient, Mardi Brick. Cleveland announced that PG&E has refunded \$100 per space to parks with master meters to offset Public Safety Power Shutoffs (PSPS). Residents of parks with master meters are encouraged to request their refund from park management. Cleveland will bring hard copies of the 2020 Mobile Home Residency Law (MRLA) to the March meeting for Commissioners.

7.4. 5th District Report: No Report

7.5. 3rd District Report: No Report

7.6. Golden State Manufactured Homeowner's League (GSMOL) Report: No Report

8. Central Coast Resident-Owned Parks Report

Cleveland reported a speaker from County Public Works will be speaking on waste management solutions at their February meeting. HCD issues permits for solar paneling on mobile and manufactured homes provided the roof meets certain load-bearing specifications not usually found in moderate climates where structures do not have to withstand snowfall. Therefore, solar paneling on manufactured homes is permitted on a case-by-case basis. On a related note, Garza indicated that the HCD is working on specifications for generators in response to recent PSPS events.

9. Legislative Report

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

- Several pieces of legislation impacting mobile and manufactured home owners are in process with deadlines approaching. More information should be available by March.
- *SB-50 "MORE Homes Act"*: Consideration of the two-year zoning bill was postponed but is expected to pass from the Senate into the Assembly. Halterman will continue to monitor the bill.
- *AB-3066* implementation planning of continues. Policies are now expected to be available for review on the website in April or May.

10. County Counsel Report:

Thompson reported on the following legal queries:

- *Pinto Lakes Update*: The Courts granted Senior Citizens Legal Services' amicus brief, giving Pinto Lakes thirty days to respond.
- *Fair Rate of Return on Capital Improvements*: Thompson outlined the substance of his earlier meeting with Mendivil, Garza and Evans, including the potential for differing interpretations of how fair rate of return should be calculated. Cleveland would like clarification by the May meeting. Staff indicated that there is a petition hearing on this issue scheduled for March, which should have a decision by April, in all likelihood providing a firm interpretation by the Hearing Officer.
- *Further Clarification of Fair Rate of Return Calculations*: Further clarifying this topic from the November 21, 2019 meeting, Thompson outlined the substance of his recent meeting with Mendivil, Garza and Evans. Upon further review, Thompson opined that County Code, as currently written, allows for potentially differing interpretations of how fair rate of return should be calculated. A petition hearing on this issue is scheduled for March 2nd. Given the potential for differing interpretations, Thompson indicated that the decision from a Hearing Officer may help provide further guidance and clarity on this issue.
- *Deadlines to appeal Capital Improvement pass-throughs*: Thompson reported that residents have forty-five (45) days from the first time the charge appears on their statement to file a petition challenging capital improvement pass-throughs.

11. Staff Report

Commission welcomed Mitsuno Baurmeister, County EEO Officer.

Staff reported on the following items:

- The Space Fee Fund Detail: Staff compiled a rough outline of space fee fund expenditures by year for the last four years. Because of invoicing and accounting delays, standard reports do not reflect actual expenditures by year. Cleveland would like the Commission to receive detailed reports on a regular basis if possible. Staff will work with County accounting personnel to address process barriers and update the Commission on progress in March.
- Space Fee statements were mailed on January 2, 2020 and 7% of space fees have been received.
- The deadline for residents of Old Mill Mobile Home Park to file a general rent increase petition has passed with no petition being filed.
- Residents of Shoreline Mobile Home Park filed a general rent increase petition on January 6, 2020 regarding fair rate of return calculations for capital improvements. A hearing officer has been appointed (John McSpadden) and a hearing date has been set for March 2, 2020.
- A resident from Pine Knoll was referred to CRLA for issues regarding capital improvement pass-throughs and fair rate of return calculation for capital improvements.

12. Correspondence: None

13. Adjournment

Meeting was adjourned at 10:53 AM.

Submitted by: Kaite McGrew, *Commissions Coordinator*