



Santa Cruz County Mobile and Manufactured Home Commission

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MOBILE AND MANUFACTURED HOME COMMISSION MEETING MINUTES

DATE: November 19, 2020
LOCATION: Meeting held remotely
PRESENT: Jean Brocklebank (*Vice Chair - 1st District*), Henry Cleveland (*Chair - 2nd District*), David Allenbaugh (*3rd District*), Richard Valdez (*4th District*), Rick Halterman (*5th District*), Carol Lerno (*GSMOL*), Charlene Garza (*WMA*)
EXCUSED: None
STAFF: Justin Graham (*Assistant County Counsel*), John Leopold (*1st District Supervisor*), Kaite McGrew (*Commissions Coordinator*)
GUESTS: 2 members of the public

1. Call to Order/Roll Call/Agenda Review
Meeting was convened at 9:30 AM.
2. **Approve September 17, 2020 Meeting Minutes**
Commission amended the minutes to clarify language related to the Mobile Home Residency Law Protection Program and the location of an error in code published online.
Motion/Second: Halterman/Garza
Motion to approve as amended passed unanimously.
3. New Business/Action Items
 - 3.1. Jan Beautz Award Recipient
Brocklebank read a letter of commendation awarding Jerry Bowles, long-time advocate for resident-owned parks and resource to the mobilehome community, with the second annual Jan Beautz Award. Commissioners and Supervisor Leopold shared additional history related to Mr. Bowles' many contributions to the mobile home community.
4. County Supervisor Report
 - 4.1. After six years of persistent effort on the part of Supervisor Leopold, Santa Cruz City has finally agreed to cease charging a 14% surcharge to Live Oak residents for city water. The change will result in savings for many low-income residents in District 1.
 - 4.2. Leopold participated an historic vote to merge the Central Fire District with the Aptos/La Selva Fire District. The newly formed "Central Fire District" will serve residents from Live Oak to La Selva, allowing for consolidated administration and more available resources.
 - 4.3. The County has established a County Office of Resource Recovery and Resilience to assist community recovery from the recent wildfires, coordinate future emergency response and fortify community resilience for future disasters. The County is expediting permitting for those who lost their homes but anticipate that only about 15% of those impacted will apply to rebuild within the first year.
 - 4.4. Supervisor Leopold announced that this will be his last Commission meeting and expressed his appreciation for the opportunity to serve the mobile home community over the last

twelve years. The Commission thanked Supervisor Leopold for his years of service and the tremendous impact that his commitment has had on behalf of mobile home park residents.

5. Commissioner Reports

5.1. 1st District Report

Brocklebank reported that she has been in communication with residents at Snug Harbor (regarding the 72-hour notice required for scheduled water shutoffs) and Soquel Gardens (an HCD permit to operate is pending correction of health and safety violations). Leopold is working with the California Rural Housing Association to find non-profit funding for conversion of this park to a different ownership structure.

5.2. 3rd District Report

Allenbaugh reported that HCD has been well in communication regarding 20 violations, outside HOA meeting to address these. Sent plans to build.

5.3. 4th District Report

Valdez reported that residents in Meadows Manor are afraid of retaliation if they report possible violations and afraid to meet to discuss it because of the pandemic.

5.4. 5th District Report

Halterman contacted McPherson's office but has not received any news on parks in District 5. A virtual town hall meeting will be held to discuss on debris flow. Mark Stone was named GSMOL legislator of the year. No outcomes from the Mobilehome Protection Program to report.

5.4.1. Legislative Report

Halterman reported that many bills were suspended because of the COVID-19 pandemic. Efforts are being made to predict and prepare for the renewal of activity in January 2021.

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

Lerno reported that AB-2782 now includes language that prohibits park conversions that would adversely impact the availability of affordable housing and also changes the long-term lease exemption from local rent control ordinances. It will go into effect January 21, 2021.

5.6. Western Manufactured Housing Communities Association (WMA) Report

Garza reported that the WMA awarded \$70K in scholarships to students living in mobile home parks throughout the state. A student resident of the Ocean Breeze Mobile Home Park received a CSUMB scholarship for the third year in a row. Commissioners are encouraged to find out which parks in their districts are WMA-member parks and promote resident participation the program.

5.7. 2nd District Report

Cleveland attended a CPUC hearing on modifications to the master meter conversion program. There was discussion about whether utility improvements can be passed through to park residents. Initial conversions have been successful, and the Commission hopes to convert 50% of eligible parks in California.

6. Central Coast Resident-Owned Parks Report

Cleveland reported that recent meetings have been to discuss funding and managing capital improvements in resident-owned parks. The association's email exchange is moving to Google Groups.

7. County Counsel Report:
 - 7.1. Graham reported that Senior Legal Services will renew their contract at the same rate. The CRLA has lapsed and will not be renewed. County Counsel will review the rate structure and publish an RFP for a new legal services provider in 2021.
 - 7.2. Graham reported that the Pinto Lakes case was decided in favor of the County on appeal. The appellate judge sustained the trial court's ruling and determined that the residents are necessary parties. The trial court will now determine whether the residents can be joined or whether the case needs to be dismissed.
 - 7.3. Graham is working with the Clerk of the Board and the code publishing company to correct a typographical error Brocklebank identified in the rent form provided in 13.32.
8. Staff Report:

Staff reported that there have been two referrals for legal services since the September meeting: A resident from Garden Lane MHP had questions related to capital improvement pass-throughs, utility service pass throughs and property tax calculation and a homeowner from Fall Creek MHP had questions about a space rent increase upon his inheriting the mobilehome.
9. Correspondence: None
10. Public Comment
11. Adjournment
Meeting was adjourned at 10:57 AM.

Submitted by: Kaite McGrew, *Commissions Coordinator*