



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

www.sccmmhc.org

MOBILE AND MANUFACTURED HOME COMMISSION MEETING MINUTES

DATE: January 21, 2021
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*), Manu Koenig (*1st District Supervisor*), Kaite McGrew (*Commissions Coordinator*)
GUESTS: 1 member of the public

1. Call to Order/Roll Call/Agenda Review
Meeting was convened at 9:30 AM.
Brocklebank introduced Supervisor Koenig
2. **Approve November 19, 2020 Meeting Minutes**
Motion/Second: Brocklebank/Garza
Motion passed unanimously.
3. Public Comment:
No public comment. Commission discussed Proposition 13 and its possible relevance to mobile home park residents.
4. New Business/Action Items
 - 4.1. Remote Meetings
Commission discussed options to enhance the accessibility of future remote meetings. Remote meetings can be more accessible for people with disabilities than in-person meetings. Commission will continue to use Zoom platform until further notice.
5. County Supervisor Report
Supervisor Koenig expressed his support for the Commission's work and the mobile home community. His office is also introducing legislation related to tiny homes. The use of herbicides in the corridor and its impact on adjacent residential properties will be discussed at the February RTC meeting. Expansion of broadband into mobile home parks stalled pending park owner approval. Creative ownership structures are being considered for Soquel Gardens MHP. Supervisor Koenig is working with Supervisor Coonerty to identify County properties suitable for creating safe spaces to house residents experiencing homelessness. Commission discussed coordination of COVID-19 vaccinations in senior parks. Garza recommended park owners confer with their insurance carriers to determine whether provision of medical services is allowed on site under their current policies before proceeding.
6. Commissioner Reports
 - 6.1. 1st District Report
Brocklebank has been in communication with residents from Antonelli MHP and Soquel Gardens

MHP. Soquel Gardens has not yet addressed issues that would preclude restoration of their HCD license to operate.

6.2. 2nd District Report

Cleveland reported on a mobile home fire in December at the Aptos Pines MHP. Commissioners are encouraged to check their smoke alarms.

6.3. 3rd District Report

Allenbaugh reported that the Santa Cruz City is working on a process to notify Westside residents in advance of any upcoming events requiring street closures and impacting residents. De Anza MHP completed the Arroyo project providing wheelchair accessible pathways to the ocean.

6.4. 4th District Report

Valdez reported that he is monitoring changes to Meadows Manor ownership.

6.5. 5th District Report

Halterman reiterated his request that residents report on their experiences with the *Mobilehome Residency Law Protection Program* in order to inform revisions when the program is reevaluated. Revisions to the legislation are ongoing and may impact the final sunset date for this program. Deadline to submit feedback is February 19, 2021.

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

6.7. Western Manufactured Housing Communities Association (WMA) Report

Garza will forward the Federal Emergency Rental Assistance program FAQ.

7. Central Coast Resident-Owned Parks Report

Cleveland reported that Brookvale Terrace will host the next meeting February 6, 2021 on Zoom. Topics include Davis Sterling restrictions on online communications between Board members and sewer maintenance.

8. Legislative Report

Halterman reported bills will have been selected by the March meeting.

8.1. **AB-2782 (Mobilehome Park Closure/Change of Use)** went into effect in 2020 without the provision requiring park owners to give a 60-day notice to impacted residents of upcoming hearings related to the change. This provision will be re-introduced as part of a different bill in 2021.

8.2. **SB-64 (COVID-19 Emergency Relief)** will preclude park owners from terminating tenancy of residents impacted by the pandemic. Residents will have at least 120 days from termination of the state of emergency before park owners can pursue termination of tenancy and at least a year to pay back-rent. As emergency legislation, it will require a two-thirds vote to pass.

9. County Counsel Report:

9.1. Graham is working with Senior Legal Services to obtain a signed contract, although they have agreed to continue providing services in the interim. They are also working on invoices for services provided since July 2019. The CRLA contract will not be renewed.

9.2. Graham reported that AB-992 includes social media communications in the definition of deliberations subject to Brown Act restrictions and cautioned Commissioners not to engage directly in social media communications regarding matters within the subject matter

jurisdiction of the Commission that has been posted or shared by any other member of the Commission in order to remain in compliance.

10. Staff Report:

Staff reported that there have been no new referrals for legal services since the November meeting, although a 2020 referral from Snug Harbor is ongoing. The space fee invoices went out the first week of January.

11. Correspondence: None

12. Adjournment

Meeting was adjourned at 10:39 AM.

Submitted by: Kaite McGrew, *Commissions Coordinator*