



# Santa Cruz County Mobile and Manufactured Home Commission

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## MOBILE AND MANUFACTURED HOME COMMISSION MEETING MINUTES

DATE: March 18, 2021  
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  
ABSENT: Richard Valdez (*4<sup>th</sup> District*)  
STAFF: Ryan Thompson (*Assistant County Counsel*), Jamie Sehorn (*1<sup>st</sup> District Analyst*), Kaite McGrew (*Commissions Coordinator*)  
GUESTS: 5 members of the public

1. Call to Order/Roll Call/Agenda Review  
Meeting was convened at 9:31 AM.
2. **Approve January 21, 2021 Meeting Minutes**  
Motion/Second: Brocklebank/Halterman  
**Motion passed unanimously.**
3. Public Comment: None
4. New Business/Action Items: None
5. Commissioner Reports
  - 5.1. 1<sup>st</sup> District Report
    - 5.1.1. Brocklebank has been in communication with residents from Alimur MHP, Pleasure Point MHP and Osocales Community.
    - 5.1.2. Pine Knoll Manor, Snug Harbor, Osocales Community and Monterey Vista are scheduled for an HCD inspection in 2021.
    - 5.1.3. Soquel Gardens has received several notices from HCD threatening to rescind their permit to operate. To date, residents report that none of the violations have been addressed. If the permit is rescinded, residents may not be required to pay rent until it has been reinstated.
  - 5.2. 3<sup>rd</sup> District Report  
Allenbaugh reported that a list of street closure events will be made available to public for resident planning purposes. Plans for distribution of the list are ongoing. Park amenities are open.
  - 5.3. 4<sup>th</sup> District Report: No Report
  - 5.4. 5<sup>th</sup> District Report
    - 5.4.1. Halterman reported that the results of HCD's most recent annual parks inspections can be found on the HCD website ([hcd.ca.gov](http://hcd.ca.gov)).

- 5.4.2. The first MRLPP Program report is now available on the HCD website with data related to the number of complaints received, processed and provided with legal representation.
- 5.5. 2<sup>nd</sup> District Report
- 5.5.1. Cleveland congratulated Garza and Lerno on their respective reappointment.
- 5.5.2. Updated MHP inspection booklets are available on the HCD website.
- 5.5.3. The Public Utility Commission (PUC) is considering legislation to protect residents in mobile home parks with updated public utilities from subsequent rent increases.
- 5.6. Golden State Manufactured Homeowner’s League (GSMOL) Report:  
Lerno reported that the current housing crisis is increasing the popularity of mobile home living, but the market is experiencing a corresponding increase in the cost of mobile and manufactured homes.
- 5.7. Western Manufactured Housing Communities Association (WMA) Report  
Garza reported that the State is accepting applications from landlords for State reimbursement of 80% of past due rent if they are willing to forgive the outstanding 20% (as provided for by SB-91 extending the COVID-19 Tenant Relief Act until June 30, 2021). Landlords can apply for reimbursement without the permission of the tenant.
6. Central Coast Resident-Owned Parks Report  
Cleveland reported that a representative from “Mr. Rooter” will be presenting at the next meeting on sewer maintenance.
7. Legislative Report  
Haltermann reported bills will have been selected by the March meeting.
- 7.1. **SB-64 (COVID-19 Emergency Relief)** passed its first senate committee hearing and will .
- 7.2. **AB-1061 (Restrictions on Water Pass-Through)** restricts landlords from passing through more than the actual water charges by the utility for water. Brocklebank provided valuable background information to support advocacy efforts for sponsorship of this bill.
- 7.3. **AB-861** prevents park owners from restricting the subletting of mobile homes by tenants in the event that the park owner is subletting park-owned mobile homes.
- 7.4. **AB-978 is back for a third year** – The bill caps mobile home space rents at either 10% or 100% of the CPI plus 5%, whichever is least. If passed, this bill would not supersede existing local rent stabilization ordinances but could discourage other communities from considering local rent control legislation. Further, it could encourage non-rent-control parks to increase their space rents to 100% of the CPI plus 5% and could encourage challenges to our current local ordinance if the State sets a precedent. In light of these concerns, GSMOL opposes this bill.
- 7.5. Three bills are being considered addressing remote access to Brown Act meetings.
- 7.6. **Motion to schedule a special meeting on Thursday, March 25 at 9:30 to discuss support for AB-1061 and other pending legislation.**  
Motion/Second: Brocklebank/Halterman  
Ayes: Brocklebank  
Nays: Cleveland, Allenbaugh, Haltermann, Lerno, Garza  
**Motion did not pass.**

8. County Supervisor Report:

- 8.1. Sehorn reported that Supervisor Koenig is working with Will Constantine and the CEO of Bay Federal to develop a mobile and manufactured home ordinance to protect heirs. Commissioners are encouraged to send suggestions related to mobile and manufactured home inheritance to Supervisor Koenig's office as soon as possible for consideration.
- 8.2. Two mobile home parks (Blue & Gold MHP and Castle Estates MHP) may be encroaching into the rail corridor and could be impacted by a railway. Topic will be added to the May MMHC agenda and Commissioners are encouraged to submit public comment on the matter at the April 1, 2021 Regional Transportation Commission meeting.
- 8.3. The Cruzio fiber internet expansion into mobile home parks is ongoing. Parks impacted include Rodeo MH Estates, Soquel Gardens MHP, Opal Cliffs MHP, Shangri-la Estates MHP, Castle Estates MHP, and Blue & Gold Star MHP. Sehorn will report back on whether Alimur is also included. Commissioners are encouraged to share park management contact information with Supervisor Koenig's office, if available.
- 8.4. Sehorn referred a resident of the Blue & Gold Star MHP to HCD to address an ongoing exterior park lighting issue.

9. County Counsel Report: No Report

10. Staff Report:

Staff reported that there have been no new referrals for legal services in 2021. 93.3% of space fees have been collected with payments from 8 parks outstanding. Outstanding parks will be given a 30-day grace period as provided for in County Code. Commissioners are encouraged to prepare for MMHC Officer elections during the May meeting.

11. Correspondence: None

12. Adjournment

Meeting was adjourned at 10:34 AM.

Submitted by: Kaite McGrew, *Commissions Coordinator*