



Santa Cruz County Mobile and Manufactured Home Commission

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MOBILE AND MANUFACTURED HOME COMMISSION MEETING MINUTES

DATE: May 20, 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*),
EXCUSED: Charlene Garza (*WMA*)
ABSENT: None
STAFF: Daniel Zazueta, Esq. (*Assistant County Counsel*), Jamie Sehorn (*1st District Analyst*), Kaite McGrew (*Commissions Coordinator*)
GUESTS: Sven Stafford (*Principle Administrative Analyst*), Grace Blakeslee and 6 members of the public.

1. Call to Order/Roll Call/Agenda Review
Meeting was convened at 9:30 AM.
2. Approve *March 18, 2021 Meeting Minutes*
Minutes were amended to correct a typographical error.
Motion to approve the March 18, 2021 minutes as amended.
Motion/Second: Brocklebank/Halterman
Motion passed unanimously.
3. Public Comment: None
4. New Business/Action Items:
 - 4.1. Election of Officers
Motion to re-elect Cleveland as Commission Chair
Motion/Second: Halterman/Lerno
Ayes: Cleveland, Halterman, Lerno
Nays: Brocklebank, Allenbaugh
Abstain: Valdez had not yet arrived.

Motion to re-elect Brocklebank as Commission Vice Chair
Motion/Second: Halterman/Allenbaugh
Motion passed unanimously
 - 4.2. Rail Corridor Boundary Survey and its Potential Impact on MHP Residents
The RTC's boundary survey report has not been completed, but results could potentially impact MHP residents because of possible encroachments by either homes or accessory buildings into the corridor. According to the County's GIS map, the parks most likely impacted are the Tradewinds, Blue & Gold Star, and Castle Mobile Estates. Commission will monitor the situation and invite the RTC to present if survey results indicate any impact on mobile home parks.

4.3. FY 2021-23 Operational Plan Development Update

Stafford updated the Commission on the County's FY 2021-2023 Operational Plan development, including embedded equity initiatives. The plan includes initiatives for recovery from the COVID-19 pandemic and recovery from the CZU Lightning Complex wildfires. The County will focus on embedding equity into all new and existing initiatives and working with Personnel to implement staff equity trainings. Brocklebank and Cleveland expressed concerns that none of the County's initiatives specifically address the preservation of mobile/manufactured homes and mobile home parks as affordable housing stock. Stafford confirmed the County's plans to implement hybrid Commission meetings that allow the public to attend remotely.

5. County Supervisor Report:

5.1. Sehorn reported that the Board of Supervisors wrote a letter of support for AB-1061.

5.2. Supervisor Koenig and staff have been working closely with Brocklebank to support residents of Soquel Gardens since the HCD has revoked the park's permit.

5.3. Only \$4M of the \$16M allocated to Santa Cruz County for COVID-19 rental assistance through the Housing is Key program has been applied for. Commissioners are encouraged to share information on the program to their communities.

5.4. County has implemented a process to make vaccinations for homebound residents.

6. Commissioner Reports

6.1. 1st District Report

Brocklebank has been in communication with residents from Pine Knoll Manor, Shangri-La Estates, Castle Mobile Estates, Snug Harbor MHP, the Beachcomber and Soquel Gardens. Pine Knoll residents may experience some financial hardship if HCD inspectors identify violations that residents must address. There are concerns about the Beachcomber HOA Board election process which Cleveland is monitoring and the HCD has revoked Soquel Gardens' permit to operate. The District Attorney has been notified and residents are not responsible for space rent until another inspection confirms that issues have been resolved, though they continue to be responsible for utilities.

6.2. 2nd District Report

Cleveland reported that District 2 has been quiet and confirmed that he is considering options for future in-person/remote hybrid meetings as soon as allowable.

6.3. 3rd District Report

Allenbaugh reported that De Anza residents received significantly higher utility bills in March which resulted in additional overage charges. Research revealed that there were no temperature variations to account for increased usage. The park is working to remove hemlock growth from the arroyo.

6.4. 4th District Report:

Meadows Manor Park cleanup notices were distributed but no inspectors arrived. Valdez reported difficulty contacting Carlos Landaverry (*Watsonville City Housing Manager*) regarding the subletting provisions in AB-861.

6.5. 5th District Report

Halterman also consulted during the beachcomber election. He is researching whether the \$5 Billion in state funding to help with residents with back rent and utilities applies to residents of mobile homes.

- 6.6. Golden State Manufactured Homeowner's League (GSMOL) Report:
Lerno reported that GMSOL membership has been discounted membership. Martha Vasquez was appointed *Ethnic Consultant and Advisor to the GSMOL Board of Directors* to expand outreach to Hispanic communities and educate the Board on Hispanic issues.
- 6.7. Western Manufactured Housing Communities Association (WMA) Report: No report
7. Central Coast Resident-Owned Parks Report
Cleveland reported that Central Coast Resident-Owned Parks meetings will be held remotely for the rest of 2021, possibly resuming in-person meetings by February 2022. They are considering restructuring the meeting format to include socializing. An informative vendor presentation on repairing and maintaining sewer systems was very successful. GSMOL focus is on reopening strategies for mobile and manufactured home parks.
8. Legislative Report
- 8.1. **SB-64 (COVID-19 Emergency Relief)** passed providing repayment terms for back rent.
- 8.2. **AB-861 (preventing park owners from restricting the subletting of mobile homes by tenants in the event that the park owner is subletting park-owned mobile homes)** barely passed the Assembly floor and will move on to the Senate Judiciary Committee.
- 8.3. **AB-1061 (restrictions on water pass-through)** restricts landlords from passing through more than the actual water charges by the utility for water passed on the Assembly floor and will move on to the Senate Judiciary Committee. Brocklebank reports that the bill has been amended to allow a minimal readiness-to-serve charge.
- 8.4. **AB-978 (capping mobile home space rents at a percentage of CPI)** has been revised to cut the cap from 10% to 5% and is only applicable in situations where two incorporated cities abut and a mobile home park property crosses both cities, thereby severely limiting the number of parks to which this bill applies and will most likely not apply to any Santa Cruz County parks.
- 8.5. **AB-339 (requiring remote access to the public for all Brown Act meetings)**. Consideration of health issues for Commissioners that would require them to attend remotely as well has been dropped from the bill.
9. County Counsel Report: No Report
10. Staff Report: No Report
11. Correspondence: None
12. Adjournment
Meeting was adjourned at 10:58 AM.

Submitted by: Kaite McGrew, *Commissions Coordinator*