



Santa Cruz County

Mobile and Manufactured Home Commission

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MOBILE AND MANUFACTURED HOME COMMISSION MEETING MINUTES

DATE: November 18, 2021
LOCATION: Meeting held remotely
PRESENT: Jean Brocklebank (*Vice Chair - 1st District*), Henry Cleveland (*Chair - 2nd District*), Richard Valdez (*4th District*), Rick Halterman (*5th District*), Carol Lerno (*GSMOL*), Charlene Garza (*WMA*)
EXCUSED: David Allenbaugh (*3rd District*)
STAFF: Suzanne Yang, Esq. (*Assistant County Counsel*), Kaite McGrew (*Commissions Manager*)
GUESTS: Manu Koenig (*1st District Supervisor*), Grace Blakeslee (RTC), Megan Rhodes (Bay Federal) and 4 members of the public.

1. Call to Order/Roll Call/Agenda Review

Meeting was convened at 9:32 AM.

2. Approve *September 16, 2021 Meeting Minutes*

Motion to approve the September 16, 2021 minutes

Motion/Second: Brocklebank/Halterman

Motion passed unanimously.

3. Public Comment

4. New Business/Action Items:

4.1. Rail Corridor Boundary Survey Report Results and Park Resident Impact Discussion

Commission reviewed the results of the Rail Corridor Boundary Survey and discussed potential encroachment areas and the impact of encroachment on mobile home park residents. Blakeslee gave an overview of next steps, including plans to develop an encroachment exhibit and to work with property owners to address encroachment issues over a three-year period.

Motion authorizing Chairs to send a letter expressing the Commission's concerns about the impact of rail corridor encroachment issues on mobile home park residents and encouraging them to act in the best interests of mobile home park residents in any decisions related to this matter.

Motion/Second: Brocklebank/Garza

Motion passed unanimously.

4.2. 2021 Jan Beautz Award

Commission reviewed a letter of commendation and certificate honoring the Will Constantine, Esq. for his many efforts on behalf of mobile home residents.

4.3. CPUC Phase 2 Utility Conversion

Commission reviewed information on the California Public Utilities Commission's August 20, 2021 decision requiring that new language be inserted in written agreements signed by park owners when utility conversion projects are initiated that offers critical protections to mobile home owners. Garza updated the Commission on the status of the conversion project, and local parks involved.

4.4. Commission Bylaws Revision

Commission amended bylaws to reflect their new in-person meeting location (Sheriff's Office Community Room, 5200 Soquel Avenue, Santa Cruz, CA 95062) beginning in 2022. Brocklebank expressed concern about the requirement to include meeting location information in Commission bylaws.

Motion to approve bylaws as amended

Motion/Second: Cleveland/Garza

Motion passed unanimously.

4.5. AB 361 Statement of Findings

Motion to approve statement of findings authorizing the Commission to hold their next meeting remotely under the provisions of Assembly Bill 361

Motion/Second: Brocklebank/Valdez

Motion passed unanimously.

5. County Supervisor Report:

5.1. Supervisor Koenig and his staff continue to monitor the situation at Soquel Gardens including the possible sale of the property.

5.2. Board of Supervisors accepted State grant funding for mental health outreach programs and fire prevention programs.

5.3. Board of Supervisors adopted the final redistricting map at the November 16th Board meeting.

6. Commissioner Reports

6.1. 1st District Report

Brocklebank reported communicating with residents in 10 MHPs including Soquel Gardens, Alimur, Aptos Knolls, Blue and Gold, Carriage Acres, Homestead, Osocales, Pleasure Point, Shangri-La, and Snug Harbor regarding a variety of matters.

6.2. 2nd District Report

Cleveland reported that Rancho Cerrito MHP is under the jurisdiction of Watsonville City rent stabilization ordinance.

6.3. 3rd District Report: No Report

6.4. 4th District Report:

Valdez reported sharing information with residents about applying for GSMOL membership.

6.5. 5th District Report

Halterman reported that GSMOL Education Fund will host a town hall meeting for GSMOL members on January 22nd to discuss new legislation impacting residents in 2022.

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

Lerno will reach out to Valdez with further information about GSMOL membership.

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

Garza reported that WMA is advising park owners to include the actual text of new 2022 legislation impacting mobile home park residents with their notifications rather than sending notifications alone because of the volume and complexity of laws going into effect on January 1, 2022.

7. Central Coast Resident-Owned Parks Report: None

8. Legislative Report

8.1. **AB-1061 (restrictions on water pass-through)** passed.

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)** passed.

8.3. **Provisions formerly in AB-272 (ensuring that homeowners are compensated if a mobilehome park closes and they are unable to relocate and eliminating a loophole that allowed park owners to get around local rent control measures)** passed as part of an omnibus bill and now requires a 60-day notice before park owners can request a park closure.

9. County Counsel Report:

Yang is working with the Executive Director of Senior Legal Services and anticipates that the new contract will be executed by close of year.

10. Staff Report: None

11. Correspondence: None

12. Adjournment

Meeting was adjourned at 10:53 AM.

Submitted by: Kaite McGrew, *Commissions Manager*