



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 20, 2022
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: Kaite McGrew (*Commissions Manager*)
GUESTS: Manu Koenig (*1st District Supervisor*), Megan Rhodes (Bay Federal) and 1 member of the public.

1. Call to Order/Roll Call/Agenda Review
Meeting was convened at 9:31 AM.
2. Approve *November 18, 2021 Meeting Minutes*
District Two report was amended for clarification.
Motion to approve the November 18, 2021 minutes as amended
Motion/Second: Brocklebank/Halterman
Motion passed unanimously.
3. Public Comment
4. County Supervisor Report:
 - 4.1. Supervisor Koenig and his staff are monitoring a situation at Shoreline MHP where a property tax assessment resulted in a substantial property tax increase which is passed through to the residents under the provisions of SCCC Chapter 13.32. Park owners are appealing the assessment.
 - 4.2. The situation at Soquel Gardens is ongoing. County code enforcement officers will conduct an inspection on red-tagged rental units within the park. The County is considering taking the park in receivership and either selling it or contracting with a non-profit to manage the property.
5. New Business/Action Items:
 - 5.1. 2020-2021 Biennial Report
Commission reviewed the Biennial report outlining Commission activities and achievements during the reporting period.
Motion to approve the 2020-2021 Biennial Report
Motion/Second: Lerno/Valdez
Motion passed unanimously.
 - 5.2. 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: Lerno/Valdez
Motion passed unanimously.

6. Commissioner Reports

6.1. 1st District Report

Brocklebank reported communicating with residents in four MHPs since the last meeting including Shoreline, Soquel Gardens, Alimur and Shangri-La regarding a variety of matters. Brocklebank attended a meeting at Shoreline MHP between residents and Evans Management to discuss possible solutions to the substantial property tax increase pass-through. Soquel Gardens residents have not been responsible for paying rent during the eight months since the park's permit-to-operate was revoked. MHP residents are advised to retain all records, particularly general rent adjustment notifications.

6.2. 2nd District Report 39

Cleveland reported that the new owner of Monterey Vista MHP in Watsonville City requested a 31% rent increase. Residents appealed to the City of Watsonville and the park is responsible for paying a substantial deposit to have the city conduct a financial analysis which they have not paid to date. The number of GSMOL members residing in the park has increased from 2 to 55 members in response to the issue. A grant-funded project to provide high-speed broadband in mobile home parks failed because of a lack of park participation. Cleveland commended Brocklebank for authoring the Commission's advocacy letter to the Board of Supervisor regarding the rail corridor encroachment issue. Housing and Community Development's 2022 schedule of MHP inspections will be available soon.

6.3. 3rd District Report:

Allenbaugh reported that De Anza has communal garbage and recycling, so they are considering the best way to implement the new composting requirements.

6.4. 4th District Report:

Valdez continues to attempt contact with Carlos Landaverry. The Commission discussed rent increases in parks under Watsonville City's jurisdiction.

6.5. 5th District Report

Halterman encouraged Commissioners to attend a GSMOL virtual town hall on Saturday when GSMOL attorney Bruce Stanton will review new legislation impacting mobile home park residents in 2022.

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

Lerno also encouraged Commissioners to attend the GSMOL virtual townhall meeting.

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

Garza reported that Evans Management met with Shoreline's new HOA President. The park owners have retained an attorney to file an appeal on the property tax assessment. Should the appeal be unsuccessful, Evans Management has considered offering space rent deferment to seniors who are enrolled in the PG&E CARE program.

7. Central Coast Resident-Owned Parks Report:

Cleveland reported that the May meeting will feature a zero-waste management coordinator presenting on the new composting requirements and park implementation.

8. Legislative Report

No legislators have made any commitments to date, but more information on new legislation should be available by the Commission's March meeting. Cleveland provided additional detail about the implementation of AB-1061.

9. County Counsel Report:

Staff reported that County Counsel is considering revising liaison assignments which could potentially impact MMHC liaison assignments. Brocklebank expressed concern about continual liaison turnover potentially resulting in our being provided with liaisons who may be less familiar with the provisions of the rent stabilization ordinance and mobile home law in general.

10. Staff Report:

Staff reported that space fee invoices were mailed the first week of January and 20% of space fees have been collected to date.

11. Correspondence: None

12. Adjournment

Meeting was adjourned at 10:29 AM.

Submitted by: Kaite McGrew, *Commissions Manager*