



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: March 17, 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*)
EXCUSED: Charlene Garza (*WMA*)
STAFF: Kaite McGrew (*Commissions Manager*)
GUESTS: Jamie Sehorn (*1st District Analyst*), Megan Rhodes (*Bay Federal*) and 2 members of the public.

1. Call to Order/Roll Call/Agenda Review
Meeting was convened at 9:30 AM.
2. Approve *January 20, 2022 Meeting Minutes*
Motion to approve the January 20, 2022 minutes
Motion/Second: Lerno/Brocklebank
Motion passed unanimously.
3. Public Comment: None
4. New Business/Action Items:
 - 4.1. 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/Halterman
Motion passed unanimously.
5. County Supervisor Report
 - 5.1. The County released a draft Active Transportation Plan (ATP) for future projects to make it easier and safer to walk and bike on County roadways. The plan is a partnership between County Public Works, Public Health, Ecology Action, and Bike Santa Cruz County. Commissioners are encouraged to review the plan and offer feedback.
 - 5.2. The County released the Sustainability Policy and Regulatory Update to the County's General Plan/Local Coastal Program and modernization of the County Code with the goal of supporting more sustainable communities. Several community meetings are scheduled, and Commissioners and the public are encouraged to attend.
 - 5.3. Santa Cruz City and County Public Works are holding a joint meeting on March 31st to inform the public about Rail Trail segments 8 and 9 which could impact the Sorrento Oaks MHP. Commissioners and the public are encouraged to attend. Supervisor Koenig's office will reach out to park residents and owners.

- 5.4. Supervisor Koenig's office has continued to work with Cruzio to expand Broadband service to additional mobile home parks and are conducting outreach to park owners in the 41st Avenue vicinity as the state grant opportunity continues to be available.
 - 5.5. Supervisor Koenig's office continues to monitor the ongoing situation at Soquel Gardens MHP. There is a potential buyer interested and the HCD has stated that they will work with a qualified buyer even if the park's permit-to-operate is suspended.
 - 5.6. The County Assessor's Office is working on a Stipulation Agreement with Shoreline MHP related to a recent large property tax increase. The agreement is scheduled to go before the Assessment Appeals Board for a hearing on March 17th.
6. Commissioner Reports
- 6.1. 1st District Report
3 MHPs were rescheduled for the annual HCD inspections (Snug Harbor, Pine Knoll, and Osocales). Brocklebank reported communicating with residents in five MHPs since the last meeting including Snug Harbor MHP, Ocean Breeze MHP, Shoreline MHP, Soquel Gardens MHP, and Carriage Acres MHP, regarding a variety of matters.
 - 6.2. 3rd District Report:
Allenbaugh reported that he attempted to reach Clearview Court MHP to get an update. Recently, a unit in Deanza MHP reportedly sold for more than \$500K which is a record high.
 - 6.3. 4th District Report: No Report
 - 6.4. 5th District Report: No Report
 - 6.5. Golden State Manufactured Homeowner's League (GSMOL) Report:
Lerno reported that GSMOL is involved in issues in Southern CA including disputes over rent control and land rights.
 - 6.6. Western Manufactured Housing Communities Association (WMA) Report: No Report
 - 6.7. 2nd District Report
Cleveland provided an update on the status of Monterey Vista MHP's request for a large rent increase. The park is under the City of Watsonville's rent control jurisdiction. Under the provisions of that ordinance, a financial study began in February, paid for by the park. Once completed, the report will be reviewed by the City Manager or their designee for a determination. The rental increase application is available for review upon request. Cleveland has three extra hard copies of the 2022 Mobilehome Residency Law (MRLA) available. HCD scheduled for Santa Cruz County parks for inspection in 2021 but only completed one of the inspections. Six MHPs are scheduled for inspections in 2022 including Shoreline MHP and five resident-owned parks. HCD met recently to discuss the MRLPP complaints system and on HCD inspections. During that meeting they confirmed that residents are allowed to accompany the inspector during an inspection if the park owner is allowed to do so.
7. Central Coast Resident-Owned Parks Report:
Cleveland reported that an HCD inspector will give a presentation on HCD mobile home inspections at the next meeting.

8. Legislative Report

Halterman reported on the following pieces of legislation of interest to the mobile home community:

SB-940 (New Construction and Rent Control) – Limit the time a park owner is allowed to suspend rent control after new construction to ten years. After 10 years, the new spaces become eligible for rent control. Commission will continue to monitor.

SB-869 (Manager Training) Requires that park managers complete 18 hours of training, take an exam for certification and post proof of certification prominently in a park's common area or risk being fined and a potential suspension of their permit to operate. The WMA opposes this bill. How funds to implement this are sourced is unclear. Commission will continue to monitor.

AB-2031 – (Management Complaint Response Procedures) The bill clarifies how MHP managers must respond to resident complaints. If written complaint or request is submitted, a meeting must be held within 30 days, and written response provided within ten days of that meeting. Commission will continue to monitor.

AB-2099 (Related to MPROP) Currently only non-substantial changes are being proposed but the situation bears monitoring as it develops. Commission will continue to monitor.

AB-2002 – (Prohibits the suspension of a park owner's permit to operate because of a resident's failure to correct HCD violations). Bill language is already being amended. Commission will continue to monitor.

9. County Counsel Report: No Report

10. Staff Report:

Staff reported that 86% of space fees have been collected to date with fees from 7 out of 43 parks still outstanding. Past due reminders will go out the first week of April advising parks that they have until the end of April to make payment before a 10% penalty is assessed. Commissioners are reminded that Officer elections will take place at the May meeting.

11. Correspondence: None

12. Adjournment

Meeting was adjourned at 10:37 AM.

Submitted by: Kaite McGrew, *Commissions Manager*