



# Santa Cruz County Mobile and Manufactured Home Commission

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## MOBILE AND MANUFACTURED HOME COMMISSION MEETING MINUTES

DATE: May 19, 2022  
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*), Richard Valdez (*4<sup>th</sup> District*), Rick Halterman (*5<sup>th</sup> District*), Carol Lerno (*GSMOL*)  
EXCUSED: Charlene Garza (*WMA*)  
STAFF: Kaite McGrew (*Commissions Manager*)  
GUESTS: Jamie Sehorn (*1<sup>st</sup> District Analyst*), Megan Rhodes (*Bay Federal*) and 3 members of the public.

1. Call to Order/Roll Call/Agenda Review  
Meeting was convened at 9:30 AM.
2. Approve *March 17, 2022 Meeting Minutes*  
**Motion to approve the March 17, 2022 minutes**  
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 Chair**  
Motion/Second: Halterman/Lerno  
**Motion passed unanimously.**  
**Motion to re-elect Brocklebank as Vice Chair**  
Motion/Second: Lerno/Allenbaugh  
**Motion passed unanimously.**
  - 4.2. 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: Brocklebank/Valdez  
**Motion passed unanimously.**
5. County Supervisor Report
  - 5.1. Supervisor Koenig is bringing an agenda item to the Board in June asking that the temporary suspension of the SCCC Chapter 13.32 petition hearing process will be lifted.
  - 5.2. Two units in Soquel Gardens MHP were without electrical power for nearly a week. Although power has been restored, the electrical system in the park remains substandard and violations have not been resolved. Section 8 residents in the park have been advised that the Housing Authority of

Santa Cruz County is terminating their contract with the park, and residents will need to find other housing within 180 days before their vouchers will expire.

- 5.3. The Shoreline MHP Assessment Appeals Board hearing was successful, and the valuation of the mobile home park was reduced which will lower the property taxes that are being passed through to the residents. The next annual bill should reflect the changes.
6. Commissioner Reports
  - 6.1. 1<sup>st</sup> District Report

Brocklebank reported on a variety of matters related to five MHPs since the last meeting including Bell Harbor MHP, Carriage Acres MHP, Homestead MHP, Pine Knoll Manor MHP and Osocales MHP. Brocklebank attended an RTC meeting regarding the rail corridor trail plans which would impact residents in the Blue and Gold MHP and Castle MHP.
  - 6.2. 3rd District Report:

Allenbaugh requested clarification related to rules and regulations about changes to MHP rules and regulations.
  - 6.3. 4th District Report:

Valdez reported that District 4 is quiet.
  - 6.4. 5th District Report:

Halterman reported on issues related to unpermitted mobile homes. Residents are encouraged to get necessary permits before making modifications to their mobile homes.
  - 6.5. Golden State Manufactured Homeowner's League (GSMOL) Report:

Lerno reported that GSMOL is encouraging membership. HCD inspections continue, with shed restrictions being strictly enforced.
  - 6.6. Western Manufactured Housing Communities Association (WMA) Report: No Report
  - 6.7. 2nd District Report

Cleveland recommended a recent *Justice in Aging* presentation on seniors and the MRLA (available on YouTube) and summarized an issue impacting a resident at Monterey Vista MHP. Commissioners are encouraged to contact MHPs in their districts and share any contact information updates with staff.
7. Central Coast Resident-Owned Parks Report:

Cleveland provided highlights on the HDC presentation at the last meeting. Lot lines are primarily the Park's responsibility. The HCD does not recognize the term "grandfathering".
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)** – Limits 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. Floor vote was delayed due to a COVID-19-related incident. 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. Passed first committee hearing and is now in the Senate appropriations committee. Commission will continue to monitor.

**AB-2031 (Management Complaint Response Procedures)** The bill clarifies how MHP managers must response 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. Provision requiring a 10-day response has been eliminated.

**AB-2002 (Prohibits the suspension of a park owner’s permit to operate because of a resident’s failure to correct HCD violations)**. New provisions have been added, including one that would establish a state fund to offer residents grants to help repair homes in violation. Commission will continue to monitor.

9. County Counsel Report: No Report

10. Staff Report:

Staff reported that 95% of space fees have been collected to date which amounts to \$72,200 with fees from 2 parks still outstanding. Letters assessing a 10% penalty fee went out to Pleasant Acres MHP and Ranchito MHP the first week of May.

11. Correspondence: None

12. Adjournment

Meeting was adjourned at 10:30 AM.

Submitted by: Kaite McGrew, *Commissions Manager*