



# Santa Cruz County Mobile and Manufactured Home Commission

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## MOBILE AND MANUFACTURED HOME COMMISSION MEETING MINUTES

DATE: January 17, 2019  
LOCATION: Simpkins Family Swim Center, 979 17<sup>th</sup> Avenue, Santa Cruz, CA 95062  
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*), Rick Halterman (*5<sup>th</sup> District*), Carol Lerno (*GSMOL*)  
Charlene Garza (*WMA*)  
EXCUSED: None  
STAFF: Ryan Thompson (*County Counsel*), Britt Harmssen (*EEO Officer*), Kaite McGrew  
(*Commissions Coordinator*)  
GUESTS: 3

1. Call to Order/Roll Call/Agenda Review  
Meeting convened at 9:31 AM.  
*Approve September 20, 2018 Meeting Minutes*  
Commission agreed to include case numbers in meeting minutes where appropriate and amended minutes to include Pinto Lake case number.  
Motion to approve with amendment/Second: Brocklebank/Halterman  
Ayes: Brocklebank, Cleveland, Halterman, Garza  
Abstain: Allenbaugh, Lerno  
Motion passed.
2. *Approve November 15, 2018 Meeting Minutes*  
Motion/Second: Lerno/Allenbaugh  
Ayes: Brocklebank, Cleveland, Allenbaugh, Lerno  
Abstain: Halterman, Garza  
Motion passed.
3. Public Comment: None
4. New Business/Action Items
  - 4.1. Approve Bylaws Revisions  
Commission reviewed the revised Bylaws for approval.  
Motion/Second: Brocklebank/Lerno  
Motion passed unanimously.
  - 4.2. Approve *Central Coast Resident-Owned Parks Report* as a Standing Agenda Item  
Commission discussed adding the item after Public Comment on future agendas.  
Motion/Second: Lerno/Garza  
Motion passed unanimously.
  - 4.3. SCCC 13.32 "Readiness-to-Serve"  
Item postponed indefinitely pending further review of SCCC 13.32.030(D)(9).

- 4.4. **SCCC 13.34 Market Rate Rental of Sublet Mobile Homes**  
Commission discussed the conditions under which a space that is subject to SCCC 13.34 can be sublet. The ordinance was determined not to be in conflict with MRLA.
5. **Commissioner Reports**
- 5.1. 5<sup>th</sup> District Report  
Halterman reported that HCD is developing support systems for AB3066 implementation. MHP residents should be able to submit claims by 2020.
- 5.2. Western Manufactured Housing Communities Association (WMA) Report  
Garza reported that AB2219 was amended, requiring park owners to accept rent payments from third parties, went into effect in 2019. New reporting requirements for MHPs subject to the Davis-Stirling Act went into effect on January 1, 2019. PG&E filed for bankruptcy which may impact PG&E MHP project completion.
- 5.3. 3<sup>rd</sup> District Report  
Allenbaugh reported that Mark Stone attended a local HOA meeting to answer questions regarding AB3066. Stone will follow up with information on how residents with rental agreements requiring arbitration for disputes will be affected by the new legislation.
- 5.4. 1<sup>st</sup> District Report  
Brocklebank consulted with Mark Failor (Deputy Executive Director at the County of Santa Cruz Housing Authority) regarding subletting requirements for MHP spaces subject to SCCC 13.32. Bell Harbor MHP has five spaces subject to SCCC 13.32 and one was sublet at market rates through the Housing Authority, with \$1700/month being paid to the homeowner. Brocklebank brought the matter to the attention of the Housing Authority and will update the Commission as information becomes available. Thompson will research how SCCC 13.32 addresses space rents for sublet mobile homes.
- 5.5. Golden State Manufactured Homeowner's League (GSMOL) Report  
Lerno reported that GSMOL would like to increase membership and encouraged Commissioners to share the benefits of membership when appropriate. Brocklebank reported that GSMOL has begun holding multiple regional conferences rather than a single annual conference for all regions. Villa Santa Cruz has not yet determined whether they are subject to Davis-Stirling or MRLA governance.
- 5.6. 2<sup>nd</sup> District Report:  
Cleveland shared Mobilehome Earthquake & Tsunami Preparedness information created by HCD for distribution during the California Office of Emergency Services Awareness Month in March. Cleveland reported that some ROPs are disputing HCD's \$10 per space fee because they believe they will not be able to access AB3066 funds or services as ROPs. Garza will follow up with HCD for more information.
6. **Legislative Report**  
Halterman emphasized the amount of effort and support required to pass AB3066 and encouraged Commissioners to support mobilehome legislation that is being considered in 2019. Cleveland summarized AB173 which was introduced by Assembly Member Chau to address payments, non-payment and late payments of mobile home registration fees.
7. **County Counsel Report**

Ryan Thompson reported that the County received the Pinto Lake appeal (previously *Santa Cruz Superior Court No. 17CV01424*, now *California Sixth District Court of Appeal No. H045757*) and has received an extension to respond by April 15, 2019.

8. County Supervisor Report: None

9. Staff Report

9.1. Staff reported that MHPs have received their 2018-2019 space fee statements and to date the County has collected 18% of all monies invoiced.

9.2. The Forest Glen MHP general rent petition was dismissed by the Hearing Officer on the basis of failure to meet and confer, but park residents are working with park management toward a resolution. Commission discussed the deadlines required by the ordinance and the precedent to waive the meet and confer requirement in cases where it would not be productive.

9.3. A resident from Blue and Gold Star MHP was referred to Senior Legal Services for a consultation related to the calculation of taxes as described in SCCC 13.32.

10. Correspondence/Communications

Commission reviewed correspondence to HCD from a resident of Snug Harbor MHP. Megan Rhodes of Bay Federal Credit Union encouraged Commissioners to support R-MH Title 14 text amendments protecting MHP zoning that will be considered at the next Watsonville City Council meeting on Tuesday, January 22, 2019.

11. Adjournment

Meeting adjourned at 10:39 AM.

Submitted: Kaite McGrew, *Commissions Coordinator*