

**AMENDED MINUTES OF
THE MOBILE AND MANUFACTURED HOME COMMISSION MEETING**

DATE: January 19, 2017
PLACE: Simpkins Swim Center.979 17th Avenue, Santa Cruz, CA
PRESENT: David Allenbaugh (3rd District), Charlene Garza (Western
Manufactured Home Association), Rick Halterman (5th District),
Jean Brocklebank (1st District), Henry Cleveland (2nd District),
EXCUSED: Briana Del Franco (4th District),
ABSENT: Carol Lerno (Golden State Manufactured Homeowner's League)

Staff: Aimee Mangan (Commissions Coordinator), Sharon Carey-
Stronck (County Counsel)

- I. Call to Order/ Roll Call/ Agenda Review and Approval of Minutes
Approved minutes of the meeting on November 17, 2016.
Motion/Second: Brocklebank/ Garza
Passed unanimously.
- II. Community Input: SCCMMHA (Santa Cruz County Mobile Manufactured Home Association) President John Anderson invited audience to their organization's next meeting date (February 11th at 10 am, location Capitola City Hall) and that the guest speaker would be Assemblyman Mark Stone, who serves as chairperson of the Assembly Judiciary Committee, and reviews legislation on a broad range of issues, including civil practices and procedures.
- III. Business/ Action Items
 - a. Park List Updating:
 - 1.) Commissioners have sent in their updates, Staff to complete updating by March meeting.
- IV. Reports
 - a.) Santa Cruz County Mobile/Manufactured Home Association (Anderson):
SCCHMHA had their Board Meeting last night and they are restructuring. Anderson will be liaison between SCCMMHA and our Commission. He provided his resume and who the other Board members are and what their duties entail. Their next meeting will be held on February 11th at Capitola City Hall. He will also update their website soon.
 - b.) Commissioner Reports:
 - 1.) Halterman (5th District) Provided an update on Pinto Lakes Hearing-Kenneth Baar's Expert Report was submitted on January 6, 2017. Commissioner described the current County process to determine rent increases.
Question from the Audience: Has the second Settlement Conference and/ or Hearing for Pinto Lakes been scheduled?
Answer: No, not yet. Commissioner Cleveland described the scheduling process and provided an update on park residents working with Senior Legal Services.
Question from the Audience: Will this case impact other Parks?

Answer: No, this only pertains to Pinto Lakes.

2.) Garza (Western Manufactured Home Association) Update on PG&E upgrade program given: Trailer Haven was the first park that participated. Commissioner described upgrade process when asked by an audience member.

Question: Commissioner Allenbaugh asked how Parks are selected?

Answer: Parks apply to the program. Eventually all Parks will be converted over to PG&E. Property owners should be having an Annual Gas Survey done. Legacy areas are not part of this program.

Question: Commissioner Allenbaugh asked about where information can be found regarding this.

Answer: Multiple websites cited, including:

<http://www.cpuc.ca.gov/mhpupgrade/>

<http://www.wma.org/utilities>

https://www.pge.com/en_US/safety/contractor-construction-business-and-agriculture/mobile-home-park-utility-upgrade/mobile-home-park-utility-upgrade.page

Discussion ensued amongst Commissioners about Annual Information that should be provided to residents (usually available in January) regarding gas leaks and other mandated information. Commissioner Brocklebank encouraged residents to ask their Manager or Assistant Manager if they do not receive it, and to get educated and informed on it.

Multiple questions arose from multiple audience members regarding the capital improvement process.

Commissioner Brocklebank cautioned Commissioners and the audience to be careful and look at each individual case before determining if something is a capital improvement vs. maintenance. Documentation needs to be provided that maintenance has not occurred and that it is important for residents to do this.

Question from the Audience: How should we document?

Answer: Take pictures, record via video, track dates, share the documentation with your Park Owner/ manager so that you have evidence.

Question: Pleasure Point resident inquired about would a new system mean that residents would receive a bill?

Answer: Yes. PG&E is waiving some of their usual requirements for new payers. Commissioner Cleveland provided further background of this program.

3.) Brocklebank (1st District): Described amount of contact and support she generally has with parks (3 -4 parks every two months).

With Commissioner Lerno (GSOML representative) being absent, Commissioner urged non-members to join, since they are the best organization in the state for political lobbying and provide residents with a lot of our rights here. She walked audience through how to join and

subscribe so that they receive Legislative updates about things that may impact MMH residents. She clarified that it is not necessary to be a GSOML member to receive updates.

An audience member mentioned that GSOML got AB587 passed this year and that Esperanza Rosa (SCCHMA's new lobbyist) is visiting chapters to get them up to speed. Commissioner Cleveland shared that GSOML information was available at the meeting today.

Commissioner shared that if there is an earthquake and you aren't sure about electricity or gas - do NOT use candles, matches or any type of flame/ spark in case there is a gas leak.

4.) Allenbaugh(3rd District): No report – he has two parks in his district and things are quiet.

5.) Cleveland (2nd District): Nothing to report since Pinto Lakes was discussed previously.

c.) Legislative Report: None.

d.) County Counsel Report:

New County Counsel support to the Commission, Sharon Carey-Stronck was introduced and shared that former Hearing Officer Sal Bastille passed away in December and that the CAOs Office is working on expanding the hearing Officer List currently. Carey-Stronck will continue to attend Commission meetings.

e.) County Supervisor Report: None given.

f.) Staff Report: Individual Rent Dispute received on December 20, 2016 regarding Opal Cliffs MHP and Hearing Officer will be John McSpadden. Pre Settlement Conference date and potential Hearing date to be determined. Space Fee Letters were sent out yesterday. Commissioner Brocklebank provided an overview of Space Fees (it's a pass through - each resident pays \$2.17 a month and this funds the implementation of the Rent Control Ordinance. It's something that benefits all residents. Space Fees only pertain to unincorporated parts of the County, other jurisdictions have their own laws. Space Fees do not pertain to ROPs (Resident Owned Parks).

g.) Correspondence/ Communications:

Opal Cliffs Petition (see Staff Report above) came in.

Commissioner Allenbaugh shared that he will be out of town for the next MMHC Meeting scheduled for March 16, 2017.

Adjournment at... 10:31 am

Submitted: Aimee Mangan, Commissions Coordinator