

MOBILE AND MANUFACTURED HOME COMMISSION MEETING MINUTES

DATE: January 18, 2018
LOCATION: Simpkins Swim Center, 979 17th Avenue, Santa Cruz, CA 95062
PRESENT: Rick Halterman (5th District), Jean Brocklebank (1st District), Carol Lerno (Golden State Manufactured Homeowner's League), Charlene Garza (Western Manufactured Home Association)
EXCUSED: Henry Cleveland (2nd District)
ABSENT: Briana Del Franco (4th District), David Allenbaugh (3rd District)
STAFF: Angela Chestnut (Supervisor John Leopold's Representative), Sharon Carey-Stronck (County Counsel), Britt Harmssen (EEO Officer), Claire Schwartz (Employee Relations Program Manager)
GUESTS: 21

- I. Call to Order/ Roll Call/ Agenda Review and Approval of Minutes
 - a.) Meeting was convened at 9:30 am
 - b.) Approve November 16, 2017 meeting minutes with one correction under Halterman's Report, changing "members of SCCCMMHA" to "GSMOL board members."
Motion/Second: Brocklebank/Halterman. Passed unanimously.

- II. Community Input
 - a.) A resident of Antonellis Manor discussed numerous issues at her park, including difficulties with securing park records and documents from management. Commissioners and County Counsel provided resources and suggestions to the resident. Halterman and Lerno encouraged the resident to request to be added to the agenda of the park's next Board meeting.
 - b.) A resident inquired as to the purpose behind SB 147 which specifies limitations for the number of persons residing in a single residence, and Commissioners advised that she consult the legislative intent.
 - c.) Catherine Kreach from Osocoles Park inquired about the legality of a recent smoking ban that was unilaterally imposed by management and added to lease agreements without resident input. County Counsel advised that individual legal disputes are best reserved for consideration by Senior Legal Services or CRLA.
 - d.) A resident inquired about the status of Capitola rent control. Halterman recommended that the resident contact the City of Capitola to determine whether they were subject to a year-to-year lease without rent control or received rent control protection.

- III. Reports
 - a.) Staff Report
 - 1.) A recruitment was opened for a new Commissions Coordinator who will likely be selected by the end of next month.
 - 2.) The Alimur Park Residents are in active negotiations with Park Management over the General Rent Adjustment dispute and have requested to postpone scheduling a hearing until further notice.
 - 3.) Chair Cleveland drafted the space fee recommendation letter.

- b.) Santa Cruz County Mobile/Manufactured Home Association Report (John Mulhern): No report.
- c.) Commissioner Reports
 - 1.) Halterman (5th District):
 - a.) Elections for the Board are approaching, and everyone is eligible to vote by mail before 3/16/18. Chair Cleveland is running for Vice-President at large for Board of GSMO, and his opposition has been endorsed by Mobile Home Magazine. No GSMOL convention will be held this year.
 - 2.) Brocklebank (1st District):
 - a.) A Watsonville Commission meeting requires participation and attendance from District 4 Commissioner Del Franco. Brocklebank noted that Franco has missed the past four meeting without notice and wants to the Commission to reach out to Del Franco to make sure she is okay and place the vacancy on the agenda if needed.
 - 3.) Garza (Western Manufactured Home Association):
 - a.) Provided a handout outlining Key Assembly and Senate bills.
 - 4.) Lerno (Golden State Manufactured Homeowner's League):
 - a.) Highlighted a good article in the Californian about communications.
 - b.) Announced that the next Resident Owned Park meeting is scheduled for February 2, 2018 at 10:00 AM at Rancho Corralitos.
- d.) Legislative Report
 - 1.) AB 1269 (the Mobilehome Residents and Senior Protection Act) was vetoed by Governor Brown and pending consideration of the Governor's veto.
 - 2.) Assemblymember Mark Stone will contact Halterman by February 10 about AB 1269 to let him know the status and whether it will be moving forward.
- e.) County Counsel Report
 - 1.) Commissioners cannot provide legal analysis, but can share their personal experience which should be taken anecdotally and not as legal advice.
 - 2.) Pinto Lakes litigation update: County Counsel successfully argued that residents should have been added to the lawsuit against the County challenging the rent stabilization ordinance as necessary parties. The Judge sustained County Counsel's demurrer with leave to amend by December 19, 2017. Opposing counsel did not file an amended lawsuit by that date. County Counsel has since filed for final judgment of dismissal. The next court date is set for January 30, 2018, and there is no need for residents to appear. If the case is dismissed, there is a sixty-day window to appeal the decision.
 - 3.) Brocklebank asked County Counsel who monitors Senior Legal Services' compliance with the periodic reporting provision specified within the contract, and County Counsel responded that these services are provided for residents and paid for by the residents' funds and most other attorneys charge far

more.

f.) County Supervisor Report

- 1.) Supervisor Leopold is attending the Regional Transportation Commission meeting and could not make it to today's Commission meeting.
- 2.) Park management is willing to meet with residents to discuss the issue of the new anti-smoking policy at Osocales park and Antonelli park concerns.
- 3.) Supervisor Leopold participated in a Powerpoint presentation at a community meeting last Spring regarding the 17th and Capitola development plan. Residents want a mixed-use space. The County is currently in negotiations with Mid-Peninsula Housing.

g.) Staff Report

- 1.) Provided before Commissioners' reports.

h.) Correspondence/ Communications

None.

IV. Business/ Action Items

a.) Commission meeting in Watsonville

- 1.) This item will be tabled until District 4 representative is in attendance.

b.) Future Goals

- 1.) This item will be removed as the Commission approved the Future Goals for inclusion in the Biennial Report at their last meeting.

V. Adjournment at 10:57 am

Submitted: Britt Harmssen, EEO Officer