

MOBILE AND MANUFACTURED HOME COMMISSION MEETING MINUTES

DATE: July 20, 2017
PLACE: Simpkins Swim Center, 979 17th Avenue, Santa Cruz, CA
PRESENT: Rick Halterman (5th District), Jean Brocklebank (1st District), Henry Cleveland (2nd District), David Allenbaugh (3rd District), Briana Del Franco (4th District), Charlene Garza (Western Manufactured Home Association)
EXCUSED: Carol Lerno (Golden State Manufactured Homeowner's League)
ABSENT: None
Staff: Aimee Mangan (Commissions Coordinator), Sharon Carey-Stronck (County Counsel), Britt Harmssen (EEO Officer)

- I. Call to Order/ Roll Call/ Agenda Review and Approval of Minutes
 - a.) Meeting was convened at 9:32 am
 - b.) Motion to amend May 18, 2017 meeting minutes to state there was no community input.
Motion/Second: Brocklebank/ Allenbaugh.
Ayes: Brocklebank, Allenbaugh (2)
Nays: Cleveland, Garza, Halterman (3)
Abstain: Del Franco (1)
 - c.) Approve May 18, 2017 meeting minutes
Motion/Second: Halterman/ Garza.
Ayes: Halterman, Garza, Cleveland, Allenbaugh (4)
Nays: Brocklebank (1)
Abstain: Del Franco (1)
- II. Community Input
 - a.) Chair Cleveland moved Community Input to second item. Discussion occurred late in the meeting about placing this item early to encourage community participation. Text on Agenda will be edited to not limit participation time and Bylaws will be amended so this item is not limited to appear at the end of the meeting
 - b.) John Mulhern (GSMOL representative and Shoreline Mobile Estates resident) worked with a Meadows Manor resident facing eviction. Resident received assistance from Senior Legal Services. Del Franco will follow up with this resident. Discussion related to the process of evicting tenants ensued.
 - c.) Brocklebank suggested that residents with questions be directed to the Commissioner in their district to receive information about laws and resources.
- III. Business/ Action Items
 - a.) Amend Commission Bylaws and County Code (2.64.050E) related to Commission meetings regarding time, place and location of meetings
 - 1.) Bylaws Amendments were evidently approved by the Commission in November 2013, but there is no record of Commission Minutes for November 2013 or January 2014 meeting online. Cleveland, Brocklebank and Mangan will research the archives of Board of Supervisors' and Commissions' Minutes to see if the Amendments were Board approved.
 - 2.) Formation of sub-committee to review Bylaws and County Code.

Motion/ Second: Cleveland/ Garza. Passed unanimously.
Allenbaugh and Brocklebank will serve on sub-committee.

b.) Fair Rate of Return Review

Motion/ Second: Halterman/ Brocklebank.

Ayes: Halterman, Cleveland, Allenbaugh, Del Franco, Brocklebank (5)

Nays: None (0)

Abstain: Garza (1)

County Counsel requested Letter be updated to reflect Sharon Carey-Stronck as the signer, not Brooke Miller.

IV. Reports

a.) Santa Cruz County Mobile/Manufactured Home Association Report (John

Mulhern):

SCCMMHA will not be meeting next month.

b.) Commissioner Reports

1.) Halterman (5th District):

Reviewed the summons and legal remedy Pinto Lakes Mobile Home Park ownership is seeking. County Counsel input provided regarding the status of the lawsuit filed by Pinto Lakes ownership against the County of Santa Cruz and the Hearing Officer. The park owners are requesting a reversal of decision based on multiple grounds. County Counsel will be responding to the arguments raised in the owner's brief. Commissions Coordinator is currently compiling the administrative record. Residents were not named in the suit, but County Counsel reports that her office will request that the residents be added to the suit as indispensable parties, due to the fact that their interests are being litigated.

Discussion ensued between audience and Commission members related to the hearing and summons.

2.) Garza (Western Manufactured Home Association):

Scholarship fund available to students living in Mobile Home communities received 106 applications this year including one from an Ocean Breeze resident. They are hoping to award scholarships to all applicants.

3.) Del Franco (4th District):

a.) Assessed needs of park residents living in her District including illegal fireworks. Brocklebank will send her information related to permissible fireworks in parks.

b.) Expressed intent to follow up with park on Freedom Boulevard regarding transformer problems.

4.) Brocklebank (1st District):

a.) A rent appeal occurred recently at Soquel Gardens.

b.) Expressed concern that the Commission never holds a meeting at a park. Holding a meeting in Watsonville will be placed on the September Agenda. Commission will invite Supervisor Caput to attend if they meet in Watsonville.

5.) Allenbaugh (3rd District):

A people's gate that has been approved by the City of Santa Cruz at De

Anza Park may need to be moved according to the California Coastal Commission. If the gate location is changed, it would impact a carport that is used by a family with a disabled child. There are some proposals in the works currently.

- 6.) Cleveland (2nd District):
 - a.) There was an increase in the landscaping budget at Aptos Pines Park due to inclement weather this year.
 - b.) Discussion about Civil Code Section 798.74A (purchasing law) occurred between the Commission and audience regarding park requirements. Mulhern will provide Brocklebank with relevant information. Garza stated that her property management company has a set policy in compliance with fair housing laws.

- c.) Legislative Report
 - 1.) Mulhern provided an update on AB 1269 Mobilehome Residents and Senior Protection Act. It passed the House and will go to the Senate on August 21st.
 - 2.) Question about status of past legislation related to frivolous lawsuits posed. Halterman stated it failed twice.

- d.) County Counsel Report
 - 1.) Fair Rate of Return Letter must be updated to remove CAO signature line. Dana McRae will sign the letter.
 - 2.) County Counsel Legal Fees: The Space Fees fund was depleted, so legal service charges were suspended temporarily in recent years. Charges are again being assessed.
 - 3.) Received some inquiries regarding her office's oversight of the Senior Legal Services contract. County Counsel reviews legal billing and assists with the execution of the contract, but she does not determine which provider the County will contract with. County Counsel likewise will not evaluate the quality of performance under the contract. Current contract is up for renewal at this time.
Cleveland requested that a copy of the contract with Senior Legal Services be made available to the Commission for the next meeting and that Senior Legal Contract be added to the September Agenda.

- e.) County Supervisor Report
None.

- f.) Staff Report including Park List Update
 - 1.) Producing administrative record for Pinto Lakes suit.
 - 2.) Overview of recent Senior Legal referrals and drop-in visitors provided.
 - 3.) Recent Soquel Gardens Meet and Confer occurred and parties are working on an agreement.
 - 4.) Space Fees will be on the September Agenda, and the budget will be provided.
 - 5.) CPI rate will be on the September Agenda.
 - 6.) Coordinator invited Commissioners to send any updates related to the

Parks List to her so that the online Park List can be kept current.

g.) Correspondence/ Communications
None.

V. Adjournment at 11:16 am

Submitted: Aimee Mangan, Commissions Coordinator