

MOBILE AND MANUFACTURED HOME COMMISSION MEETING MINUTES

DATE: July 19, 2018
LOCATION: Simpkins Swim Center, 979 17th Avenue, Santa Cruz, CA 95062
PRESENT: Jean Brocklebank (1st District), Henry Cleveland (2nd District), David Allenbaugh (3rd District) Rick Halterman (5th District)
EXCUSED: Carol Lerno (Golden State Manufactured Homeowner's League)
Charlene Garza (Western Manufactured Home Association)
ABSENT: None
STAFF: Sharon Carey-Stronck (County Counsel), Britt Harmssen (EEO Officer),
Kaite McGrew (Commissions Coordinator)
GUESTS: 3

I. Call to Order/ Roll Call/ Agenda Review

II. Approval of Minutes

- a.) Meeting was convened at 9:30 am
- b.) Approve March 15, 2018 meeting minutes as written
Motion/Second: Halterman/Cleveland
Ayes: Brocklebank, Allenbaugh, Halterman, Cleveland
Motion passed unanimously.
- c.) Approve May 17, 2018 meeting minutes as written
Lack of quorum of Commissioners who attended the May meeting. Item to be added to next meeting's agenda.

III. Community Input

None.

IV. Business/Action Items

- a.) 2018 CPI Calculations/2019 Rent Adjustment Letter
Commission reviewed for information only.
- b.) Space Fee Review
Harmssen reported that Board of Supervisors approved an increase of the space fee through the unified fee schedule. An increase from \$26 to \$38 became effective July 1, 2018 with notice given in January 2019.
- c.) Fair Return Review
Commission discussed factors in support of the prevailing Fair Rate of Return. Staff will research the percentage of capital improvement costs passed through to tenants and follow up next meeting. Brocklebank to provide copy of rental statement to County staff. Recommend to maintain existing rate of return at 12%.
Motion/Second: Brocklebank/Allenbaugh
Ayes: Halterman/Cleveland, Brocklebank, Allenbaugh
Motion passed unanimously.

V. Reports

- a.) Santa Cruz County Mobile/Manufactured Home Association Report (John Mulhern):
Mulhern requests that this item be removed from agenda at subsequent meetings due to time constraints.

b.) Commissioner Reports

1.) Halterman (5th District):

- i. Sunnyvale mobile home park closure is being challenged by residents through litigation. Decision still pending.
- ii. The Mobile Home Park Resident Ownership Proposition (MPROP) fund has more than \$40 million to loan to applicants who meet their criteria. The fund will loan approved residents the money to purchase their park. Allenbaugh and Cleveland discussed requirements to exercise the right of first refusal requirements for tenants who wish to purchase their parks. Per the State Mobile Home Residency Laws FAQ, park management must give the governing board of the park's HOA a 30-day written notice of the park owner's intention to offer or list a park for sale.

2.) Allenbaugh (3rd District):

- i. Allenbaugh reported meeting with residents of Clearview MHP who object to a proposed condominium complex adjacent to the park. Commission will be kept informed but has no jurisdiction in the matter at this time.
- ii. Negotiations between UCSC and De Anza MHP have resulted in a mutually agreed upon resolution.

3.) Brocklebank (1st District):

- i. Brocklebank reported that Supervisor Leopold will meet with Soquel Gardens MHP residents to discuss a variety of ongoing issues which may require an interdepartmental County response. Carey-Stronck requested a comprehensive map of all mobile home parks in the County. Brocklebank will follow up.

4.) Cleveland (2nd District):

- i. Cleveland attended the Golden State Manufactured-home Owners League (GSMOL) Regional Conference. Commission discussed the importance of ensuring the registration of mobile homes is current. Brocklebank expressed an interest in attending similar events in future.

c.) Legislative Report

- 1.) Halterman reported on AB 3066, a new bill replacing AB 1269, which was recently vetoed by Governor Brown. If passed, AB 3066 will cost mobile home residents \$10 per year to fund a Mobile Home Dispute Resolution Fund. The fund will be administered by the HCD and is to be used exclusively to enforce the State Mobile Home Residency Law. If passed, the program would go into effect January 2019, with funds becoming available in January 2020. When the five-year program sunsets in 2024, HCD will evaluate the success of the program with an eye to potential renewal if it is proven effective.

d.) County Counsel Report

- 1.) Carey-Stronck reported that County has received Pinto Lake appeal records. Appellants' opening brief is due August 15, the receipt of which will start a 30-day deadline for County response. Appellants have retained a new attorney: James Patrick Ballentine, Esq. of Santa Barbara. The case number is H045757.
- 2.) County finalized an alternate contract with California Rural Legal Assistance (CRLA) for provision of legal representation in rent control issues. Provision of

services is contingent upon potential clients meeting both legal residency and income criteria.

- 3.) The County has renewed its contract with Senior Legal Services. Commission discussed changes to the referral process with the addition of another provider. County staff will determine a revised referral process if necessary and report back when available.
- 4.) Brocklebank requested that the Commission address the issue of monitoring and evaluating the provision of legal services. Issue will be added to the next agenda.
- 5.) Commission discussed access to information about legal expenses associated with Pinto Lake to date. County staff to follow up with figures if available.
- 6.) Will Constantine, Esq. to assist Creighton Mendevil with cases as needed.

e.) County Supervisor Report
No report.

f.) Staff Report
1.) Introduction of Kaite McGrew, new Commissions Coordinator.

g.) Correspondence/ Communications
1.) Staff distributed Hearing Officer's decisions in the Pine Knoll Mobile Manor General Rent Adjustment Petition matter to commissioners. The matter was initially dismissed for lack of timeliness. Pine Knoll residents submitted a request for reconsideration which was also denied on May 7, 2018.

VII. Adjournment at 10:40 am

Submitted: Kaite McGrew, Commissions Coordinator