



# Santa Cruz County Mobile and Manufactured Home Commission

701 Ocean Street, Fifth Floor, Room 510, Santa Cruz, CA 95060  
P: (831) 454-2772 F: (831) 454-2411 TTY/TDD: 711  
commissions@santacruzcounty.us

## MOBILE AND MANUFACTURED HOME COMMISSION MEETING MINUTES

DATE: March 21, 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 Harmsen (*EEO Officer*), Kaite McGrew (*Commissions Coordinator*)  
GUESTS: 5

1. Call to Order/Roll Call/Agenda Review  
Meeting convened at 9:31 AM
2. Approve *January 17, 2019 Meeting Minutes*  
Minutes were amended to include more detail on both the 1<sup>st</sup> District and WMA reports.  
Motion to approve as amended/Second: Lerno/Halterman  
Motion passed, as amended, unanimously.
3. Public Comment:  
John Mulhern, President of the Shoreline MHP HOA, commended Cleveland on his Santa Cruz Sentinel letter to the editor in support of AB705 and requested a cost analysis to date on the Pinto Lakes case.
4. Presentation: Operational Plan Update from County Administrative Office  
Harmsen presented an update on the County's Operational Plan, including focus areas, goals, strategies and objectives. The plan is the first step in a long-term vision to change the County culture. The Commission expressed particular interest in maintaining the availability of affordable housing in the face of continuous population growth.
5. Central Coast Resident-Owned Parks Report: None
6. New Business/Action Items: None
7. Commissioner Reports
  - 7.1. 5<sup>th</sup> District Report
    - 7.1.1. The Commission is invited to the April 6<sup>th</sup> GSMOL meeting at 10:00 AM in the Capitola City Hall.
    - 7.1.2. HCD is compiling a list of non-profit attorneys and expects to be ready to receive AB3066 cases by 2020.
    - 7.1.3. Halterman reported that an update on the \$40M in unused MPROP funds can be expected after the September HCD meeting.
  - 7.2. Golden State Manufactured Homeowner's League (GSMOL) Report  
Lerno encouraged the Commission to attend the April 6<sup>th</sup> GSMOL meeting.

- 7.3. Western Manufactured Housing Communities Association (WMA) Report  
Garza reported that student MHP residents will be able to apply for Frank J. Evans Charitable Foundation 2019 college scholarships on the WMA website in April.
- 7.4. 1<sup>st</sup> District Report
- 7.4.1. Brocklebank reported on a permitting issue at Soquel Gardens MHP regarding mixed-use buildings located in MHPs. The County has permitting jurisdiction on buildings located in MHPs that are not associated with mobile home use.
- 7.4.2. The issue regarding an increase in readiness-to-serve (RTS) charges at Carriage Acres MHP is ongoing. Garza clarified that public water districts are governed by the CPUC, and therefore parks in public water districts can assess RTS charges.
- 7.4.3. Pinto Lakes has begun a one-year data collection process in preparation for submetering water service.
- 7.4.4. Cruzio has received a national grant to extend highspeed broadband services into under-utilized areas in near proximity to existing services. A list of potential areas for consideration, including several MHPs, is being compiled.
- 7.5. 3<sup>rd</sup> District Report
- 7.5.1. Allenbaugh reported on a Superior Court ruling that set aside the arbitration requirement in an individual lease agreement. An appeal in this case could have statewide ramifications for MHP residents who have arbitration clauses in their leases but wish to use legal services provided by AB3066. Allenbaugh will continue to monitor the case.
- 7.6. 2<sup>nd</sup> District Report:
- 7.6.1. Cleveland reported that Comcast recently notified MHPs that they will no longer be paying right of access fees to the parks.
- 7.6.2. CPUC is beginning a two-day hearing process to consider a plan to provide electricity only, instead of both electricity and natural gas, to MHPs. GSMOL opposes the plan.
- 7.6.3. Cleveland shared Mobilehome Earthquake & Tsunami Preparedness information created by HCD for distribution during the California Office of Emergency Services Awareness Month in March.
8. Legislative Report
- 8.1. Halterman reported that the following bills of interest to the mobilehome community are now being considered by the *State Assembly Committee on Housing and Community Development*:
- *AB11 Community Redevelopment Law of 2019* authorizes the formation of redevelopment agencies.
  - *AB36 Residential Tenancies: Rent Control* has been amended and is being reconsidered.
  - *AB519* offers the park's residential owners associations the right of first refusal (subject to specified conditions) if owners want to sell the park to a third party.
  - *AB705* protects residents from park closures and in the event of a park closure.
9. County Counsel Report:
- 9.1. Thompson reported that the County's response to the Pinto Lakes appeal is due on April 16th.

- 9.2. For clarification, the resolution of the Soquel Gardens issue confirmed County jurisdiction over “stick build” structures that contain both private uses and uses for the MHP.
- 9.3. Upon further review, Thompson confirmed that MRLA does not preempt the SCCC 13.34 as it is not in conflict with it.

10. County Supervisor Report: None

11. Staff Report

- 11.1. Staff reported that MMHC bylaws have been submitted to the Board of Supervisors for the April 16, 2019 meeting consent agenda.
- 11.2. The Blue and Gold Star MHP rent increase issue was resolved satisfactorily, and a revised rent increase notice has been issued.
- 11.3. A second Blue and Gold Star MHP issue involving base rent miscalculation was resolved during a meet and confer between park management and the resident. The resident has received reimbursement for any overcharges.
- 11.4. A resident of Antonelli Park reported an issue regarding authorization of their patio cover modifications. The situation is ongoing and is being monitored by Brocklebank, the Board of Supervisor’s office, and County staff.
- 11.5. To date the County has collected 91% of space fees billed, with nine parks outstanding. Late notices are scheduled to be mailed on March 26<sup>th</sup> advising park management of a thirty-day grace period before a 10% late fee will be assessed.
- 11.6. Annual election of officers for the Commission is scheduled for the May 16<sup>th</sup> meeting.

12. Correspondence/Communications

Commission reviewed correspondence from a resident of Snug Harbor MHP.

13. Adjournment

Meeting adjourned at 10:57 AM.

Submitted: Kaite McGrew, *Commissions Coordinator*