

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

DATE: May 19, 2016
PLACE: Simpkins Swim Center.979 17th Avenue, Santa Cruz, CA
PRESENT: Henry Cleveland, David Allenbaugh, Charlene Garza, Rick Halterman, Jean Brocklebank, Briana Del Franco
ABSENT: Carol Lerno
Staff: Mary Thuerwachter
Guests: Aimee Mangan, Britt Harmssen

- I. Call to Order/ Roll Call/ Agenda Review and Approval of Minutes
Approved minutes of the meeting on March 17, 2016.
Motion/Second: Brocklebank/Halterman
Passed unanimously.

Britt Harmssen, EEO Officer and Aimee Mangan, incoming Commissions Coordinator introduced.

- II. Community Input
- 1.) Question about landlords being allowed to go into backyards for Annual Inspections when there is not an obvious problem.
Discussion ensued about different provisions that could call for this.
Answer from County Counsel: This issue is not addressed in our Ordinance and is probably answered by the park rules and/ or lease agreement.
 - 2.) Question about whether or not Park Rules prevail over State law related to storage units specifically.
Answer: State law ALWAYS prevails over local law. Local and/ or Park Law can be STRONGER than the state's but never weaken the State's Law.

- III. Business/ Action Items
- a.) Welcome Commissioner Charlene Garza – Western manufactured Housing Communities Association (WMA)
 - b.) Election of Officers:
 - 1.) Chair for 2016 Commissioner Cleveland
Motion/ Second: Brocklebank/ Allenbaugh. Passed unanimously.
 - 2.) Vice Chair for 2016: Commissioner Halterman
Motion/ Second: Brocklebank/ Allenbaugh. Passed unanimously.

- IV. Reports
- a.) Santa Cruz County Mobile/ Manufactured Homeowner Association: GSOML Update- they have hired a new lobbyist and formed a committee to look at their finances.

I. b.) Commissioner Reports:

- Del Franco and Brocklebank discussed visiting parks. Del Franco is doing outreach and has a letter of introduction to hand out.
- Garza discussed Emergency Disaster Planning.
- Allenbaugh discussed construction work at UCSC. He met with the University and got an agreement to get a Calendar from the University of when they will be working. Info is getting emailed out to residents and is on their website. He will continue to be the Liaison.
- Cleveland: Gas Meters Report about Master Meters three year trial at nine parks.

Discussion on whether or not the Gas Meter Report should be on MMHC website. Answer – No, not wise since it changes frequently.

ISD Request: Make sure MMHC webpage is up to date, including Minutes and new Commissioners(Charlene and Mike).

c.) Legislative Report:

1.) SB244: Injunctions (SB 244; amends Section 798.88 of the Civil Code and Section 85 of the Code of Civil Procedure).

The existing Mobile Home Residency Law authorizes the management of a mobile home park to obtain an order enjoining a continuing or repeated violation of a reasonable mobile home park rule as a limited proceeding in local superior court. SB 244 eliminates the January 1, 2016 sunset date and extends this provision indefinitely, thus making the provision permanent.

2.) AB2351: This would have allowed rent control for leases over 12 months. The bill failed in committee because committee members abstained or were a no show.

3.) Question from the floor about how to get the most up to date legislative information.

Answer: <http://www.leginfo.ca.gov/> You can type in a key word and then request that you receive information via email on that topic. The link is also on the County of Santa Cruz's Mobile Home Commission webpage.

4.) Discussion about how the Commission can recommend legislation to the board in our advisory capacity. The Commission itself cannot directly recommend legislation. N. Lee, (Monning's Aide) said he was interested in helping mobile home residents and that recommendations can be made by identifying problems in the community and what types of legislation we think would be helpful and you would like to have the Board support.

d.) County Counsel Report:

Question from the audience: Can County Counsel staff these meetings?

Answer: We will share this request with them.

e.) County Supervisor Report:

R. Christopher (Leopold's Aide) reported on the St. Stevens Senior affordable housing project groundbreaking, answered questions on the staffing of the commission by County Counsel.

f.) Staff Report

g.) Correspondence/ Communications

Adjournment

Submitted:

Aimee Mangan
Commissions Coordinator