

MOBILE AND MANUFACTURED HOME COMMISSION MEETING MINUTES

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

- I. Call to Order/ Roll Call/ Agenda Review
- II. Approval of Minutes
 - a.) Meeting was convened at 9:30 am
 - b.) Approve January 18, 2018 meeting minutes with an amendment County Counsel's response under III.e.3
Motion/Second: Brocklebank/Lerno.
Ayes: Brocklebank, Halterman, Lerno, Garza.
Abstain: Cleveland.
Motion passed.
 - c.) Approve March 15, 2018 meeting minutes with amendment to Brocklebank's report under 5b. Commission reports.
Motion/Second: Halterman/Brocklebank.
Ayes: Halterman, Brocklebank, Cleveland.
Abstain: Garza, Lerno.
Motion failed for lack of quorum of Commissioners who attended the March meeting.
To be added to next meeting's agenda with approval of this meeting's minutes.
- III. Community Input
None.
- IV. Discussion regarding Monitoring Performance under Current Legal Services Contract and Potential Alternative Options for Representation
Tabled until County Counsel is in attendance.
- V. Business/Action Items
 - a.) Election of Officers.
Cleveland nominated for Chair. Motion/Second: Lerno/Halterman.
Ayes: Lerno, Halterman, Garza, Cleveland.
Nays: Brocklebank.
Motion passed.

Brocklebank nominated for Vice-Chair. Motion/Second: Lerno/Halterman.
Passed unanimously.
- VI. Reports
 - a.) Santa Cruz County Mobile/Manufactured Home Association Report (John Mulhern):
This report will remain on the agenda, although participation from Mulhern may be

limited due to schedule demands.

b.) Commissioner Reports

1.) Halterman (5th District):

a.) The City of Sunnyvale approved a mobilehome park closure which is currently under challenge by residents through litigation. Rebuttal briefs have been submitted, and a decision should follow early next week.

2.) Garza (Golden State Manufactured Homeowner's League):

a.) Mobilehome park owners continue to work with PG&E through its Mobilehome Park Utility Upgrade Program to remove outdated legacy systems and improve energy systems. Alimur Park is bringing up the end of the scheduled improvements in Santa Cruz County. The Alimur Park HOA paid to relocate transformers after negotiations.

3.) Brocklebank (1st District):

a.) Received an inquiry from the manager of Bell Harbor regarding the City of Santa Cruz's rent control ordinance ballot initiative, which they mistakenly believed applied to them. Brocklebank explained that the Santa Cruz Rent Control Ordinance does not apply to the unincorporated areas.

b.) Reported that she provided information about park rules and the Mobilehome Residency Law to residents of the Mercy Housing Project across from Soquel Gardens and Alimur Park.

c.) Reported attending the Pine Knoll Mobile Manor prehearing settlement conference on March 20th and advised the Commission that the Hearing Officer had found in favor of the park owner in concluding that the residents' challenge of specific capital improvements was untimely.

d.) Reported that ownership of Shangri-La on 38th is changing, and the park has been listed for sale. Residents have expressed concern as to whether rent control will apply.

e.) Advised of an active dispute between the daughter of a deceased resident of Soquel Gardens Mobilehome Park and the park owner related to the sale of the deceased resident's home. Senior Legal Services is sending a letter to the park owner advising them of the resident's rights.

4.) Lerno (Golden State Manufactured Homeowner's League):

a.) Reported that Title 25 of the California Department of Housing and Community Development (HCD) supersedes local ordinances in terms of regulations and oversight and requires permits to make certain improvements to mobilehome properties. Lerno will reach out to HCD regarding attending and presenting at a future Commission meeting. Garza will assist with facilitating.

5.) Cleveland (2nd District):

a.) County Counsel advised that an appeal has been filed by opposing counsel in the Pinto Lake litigation, and new counsel has been retained by the appellants.

b.) Reported that the City of Santa Cruz Rent Control Ordinance ballot initiative does not include mobilehome parks. A similar initiative was easily defeated in the past.

c.) Legislative Report

1.) AB 1269 (the Mobilehome Residents and Senior Protection Act) is still under

negotiation. The deadline for a response from Governor Brown is the end of May.

d.) County Counsel Report

- 1.) Carey-Stronck addressed Item IV of the Agenda in her report, advising that a contract has been sent to California Rural Legal Assistance (CRLA) to provide legal services to residents in rent adjustment disputes as an additional option to the existing contract with Senior Legal Services. Clients of CRLA must meet established income criteria for eligibility; however, certain exemptions (e.g., medical expenses, cost of living) can be applied to fit within eligibility standards. Other representation options were explored but were not feasible due to significant start-up costs.
- 2.) There currently is not a mechanism in place to monitor or evaluate performance under the contract. Options may include attaching a customer satisfaction survey with legal services referrals or following up with referred parties to solicit their feedback.

e.) County Supervisor Report: No report.

f.) Staff Report

- 1.) Provided an update on the Pine Knoll Mobile Manor general rent adjustment petition. After a prehearing settlement conference, the Hearing Officer found in favor of the park owner in concluding that the petition was untimely. The resident's attorney has filed a motion for reconsideration.
- 2.) Reported that the Commission's recommendation to raise the annual space fee has been submitted with other changes to the Unified Fee Schedule for the Board's approval in June.

g.) Correspondence/ Communications: None.

V. Adjournment at 10:56 am

Submitted: Britt Harmssen, EEO Officer