

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

DATE: November 17, 2016  
PLACE: Simpkins Swim Center.979 17<sup>th</sup> Avenue, Santa Cruz, CA  
PRESENT: David Allenbaugh (3<sup>rd</sup> District), Charlene Garza (Western  
Manufactured Home Association), Rick Halterman (5<sup>th</sup> District),  
Jean Brocklebank (1<sup>st</sup> District), Henry Cleveland (2<sup>nd</sup> District),  
Carol Lerno (Golden State Manufactured Homeowner's League)  
EXCUSED: Briana Del Franco (4<sup>th</sup> District)  
ABSENT:  
Staff: Aimee Mangan (Commissions Coordinator), T. Brooke Miller  
(County Counsel)

- I. Call to Order/ Roll Call/ Agenda Review and Approval of Minutes  
Approved minutes of the meeting on September 15, 2016.  
Motion/Second: Halterman/ Brocklebank  
Passed unanimously.
- II. Community Input: None
- III. Business/ Action Items
  - a. Park List Updating:
    - 1.) Commissioners will email Commissions Coordinator their updated lists – Commissioners will confirm and update Parks within their District.
    - 2.) Request for Park Owners to be listed in capital letters, and for Managers if different to also be capitalized so that it is visually easy to see.
    - 3.) Only Parks that pay Space Fees will be included. (Commissions Coordinator will check to see status of Red, White and Blue to determine if they will go on the list or not.)
    - 4.) This information will be put into a spreadsheet.
- IV. Reports
  - a. Santa Cruz County Mobile/Manufactured Home Association:  
Audience member, John Mulhern provided an overview of the SCCMMHA.
  - b. Commissioner Reports:
    - I. Golden State Manufactured Homeowner's League (GSOML):
      - 1.) Halterman (5<sup>th</sup> District) shared that at September 17<sup>th</sup> meeting the guest speaker, lobbyist Esperanza Ross shared she is looking into statewide zoning. Last year there was a Bill on long term leases, it is not being supported by GSOML at this time  
Lerno asked if Rent Control was discussed. Answer was no, it was not discussed at the meeting.
      - 2.) Lerno promoted ECHO as a resource (The Educational Community for Homeowners - a nonprofit membership corporation dedicated to assisting California homeowners associations.)
      - 3.) Lerno let audience know that Commissioners are available to answer questions and assist tenants as needed.
    - II. Western Manufactured Association (WMA):

- 1.) Garza provided information on Bills and Laws that will go into effect on January 1, 2017 (AB 587, SB 944, SB 1092, AB 54, AB 551, AB 1732, AB 2819, SB 814, SBX2 5, and SB 1234).
- 2.) Garza reported that a Park Owner win this year was the Tax Abatement Program.
- 3.) Audience member asked how residents are supposed to get informed of changes such as Bills and Laws. Garza and Brocklebank responded that park owners/ managers are required to provide them to tenants if asked. Homeowner Associations are also a great way to get the word out to residents.
- 4.) Unlawful Detainer Proceedings (AB2819, Chapter 336) was discussed related to tenants who have gone to court related to eviction. Records will not be available via Public Record or impact people's credit reports.

### III. District 3:

- 1) Allenbaugh reported that after two years of discussion, De Anza Park will be getting a gate.
- 2.) Construction continues at UCSC and they appear to be following EIR requirements.
- 3.) He is monitoring the usage of mobile manufactured homes being used by family members for vacationing. It is not currently a problem and he does not have knowledge of money being collected (i.e. airbnb, vrbo).
- 4.) Question posed by Brocklebank about De Anza Park: After losing rent control, De Anza residents had difficulty selling their homes for more than \$5,000 - \$10,000 in many cases. Is demand by employees of Silicon Valley businesses inflating the selling price of homes at De Anza?  
Allenbaugh responded affirmatively to question about if housing prices over the hill are impacting prices in his park. Home and rental prices are dramatically increasing and homes are selling quickly. Discussion ensued of De Anza space rents and grandfathered residents who hold 34 year leases.

### IV. Brocklebank/ 1<sup>st</sup> District:

- 1.) Worked with Antonellis Park re: Park Rules.
- 2.) Working with Snug Harbor residents on invoice billings re: readiness to serve water charges.
- 3.) Provided information to Forest Glen related to making a rent adjustment.
- 4.) She has been working with Garza and Soquel Gardens residents on how to do a Notice of Rent Adjustment.
- 5.) Responded to a water billing question related to Rodeo Mobile Estates.
- 6.) Interacted with City of Santa Cruz Water Department to get the correct water rates up on their web site.

### V. Cleveland/ 2<sup>nd</sup> District:

- a.) No update on Pinto Lakes at this time since the Petition Expert Report has not come in yet. Plaintiff took two months to get initial information

back and has now provided a 500 page report. A second settlement conference will occur once the Petition Expert Report has been completed.

b.) Gate is desired in Cleveland's park due to illicit activity occurring at the park.

- c. Legislative Report: See section IV.B.II.1-4 above.
- d. County Counsel Report:  
Miller made announcement that Sharon Carey-Stronck will be the new County Counsel support to the Commission and will attend meetings in the future.
- e. County Supervisor Report: None given.
- f. Staff Report: None given.
- g. Correspondence/ Communication  
No correspondence.

Adjournment at... 10:10 am

Submitted: Aimee Mangan, Commissions Coordinator