

MOBILE AND MANUFACTURED HOME COMMISSION MEETING MINUTES

DATE: November 16, 2017
LOCATION: Simpkins Swim Center, 979 17th Avenue, Santa Cruz, CA 95062
PRESENT: Rick Halterman (5th District), Jean Brocklebank (1st District), Henry Cleveland (2nd 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: Supervisor John Leopold (1st District), T. Brooke Miller (County Counsel), Aimee Mangan (Commissions Coordinator)
GUESTS: 13

- I. Call to Order/ Roll Call/ Agenda Review and Approval of Minutes
 - a.) Meeting was convened at 9:30 am
 - b.) Approve September 21, 2017 meeting minutes
Motion/Second: Brocklebank/Garza. Passed unanimously.
- II. Community Input
 - a.) A resident of Antonellis Manor discussed numerous issues at her park. Commissioners provided resources, suggestions and their contact information to the resident.
 - b.) A resident of Pleasure Point Mobile Manor expressed concern that a fellow resident had been informed that there was no rent control in their park. The different types of rental agreements that are available were discussed; it was specifically noted that leases that exceed 12 months are exempt from the rent control ordinance. Commissioner Brocklebank offered to meet with residents at the park to discuss laws and resources.
 - c.) John Mulhern of Shoreline Mobile Estates is serving as the interim HOA President. Strengthening the HOA is a current area of focus, and six residents are interested in joining the HOA.
- III. Business/ Action Items
 - a.) Commission meeting in Watsonville
 - 1.) Request to move this item to January Agenda and discuss it when District 4 representative is in attendance.
 - b.) Future Goals
 - 1.) Approve amendments to Future Goals section of 2016-2017 Biennial Report and implement tracking public attendance.
Motion/ Second: Brocklebank/ Cleveland. Passed unanimously.
- IV. Reports
 - a.) Santa Cruz County Mobile/Manufactured Home Association Report (John Mulhern):
 - 1.) The remaining 2017 SCCMMHA Community Meetings have been tabled. Currently, they are reorganizing and recruiting new members for their Board.
 - b.) Commissioner Reports
 - 1.) Halterman (5th District):

- a.) Most members of SCCMMHA are retiring which will leave less than a quorum. The Commission will monitor this in 2018.
- 2.) Brocklebank (1st District):
 - a.) Alimur Park residents recently submitted a general rent adjustment petition, and she has been in contact with them.
- 3.) Garza (Western Manufactured Home Association):
 - a.) The PG&E upgrade program has been renewed. An overview of the program was given, including the conversion process.
 - b.) Updates on new HCD regulations and laws will be shared with the Commission in January.
- 4.) Carol Lerno (Golden State Manufactured Homeowner's League):
 - a.) Encouraged residents to participate actively and appropriately in Board meetings at their parks.
- 5.) Henry Cleveland (2nd District):
 - a.) Discussed the importance of having up to date and correct names on registration and title documents. Provided information and materials from the HCD about how to obtain or modify registration and title paperwork. He will pass along relevant information to the Commissions Coordinator to distribute.
 - b.) Discussed changes to Section 8 housing funds related to mortgages that went into effect last year. He will invite Jenny Panetta (Executive Director, Housing Authority of the County of Santa Cruz) to present information to the Commission per Supervisor Leopold's suggestion.
 - c.) Pinto Lake litigation overview provided. A case management conference is scheduled for November 20, 2017 at 8:30am in Department 10. The conference is open to the public.
- c.) Legislative Report
 - 1.) The Governor vetoed AB 1269 Mobilehome Residents and Senior Protection Act. Supervisor Leopold will research if the County could collect an additional fee for Fair Housing.
- d.) County Counsel Report
 - 1.) Directed the Chair of the Commission to write a letter to the Board of Supervisors requesting an increase in the amount of Space Fees that are collected. County Counsel is available to review the letter.
 - 2.) Senior Legal Services declined to represent Alimur Park residents. County Counsel is researching additional legal representation options.
 - 3.) Responding to a question from the audience, County Counsel explained why the demurrer requested to have Pinto Lake residents joined.
- e.) County Supervisor Report
 - 1.) Supervisor Leopold encouraged parks to look at plans before signing paperwork related to the PG&E upgrade program.
 - 2.) Provided an update on the 2017 – 2018 County Budget including recent funding for road repairs.
 - 3.) Invited attendees to participate in one of the County's upcoming Strategic

Plan community meetings.

4.) A study is currently underway to look into the viability of merging the Central Fire and Aptos La Selva Fire Districts.

5.) Invitation extended to the community to attend former Supervisor Jan Beautz's Memorial service at 1 pm on November 17th at Twin Lakes Church.

6.) An overview and update of the County's Coastal Rail Trail was provided in response to a question from the audience. The Rail Trail is supported by the County of Santa Cruz, but it is a separate entity.

f.) Staff Report

1.) Alimur Park residents filed a petition for general rent adjustment based on pass-through payments for non-operational lighting.

2.) First quarter billing by County Counsel was \$30,487.50. The bill was larger than usual due to Pinto Lake litigation expenses. Cleveland reminded attendees that the Commission voted unanimously to increase the amount of Space Fees collected at their September meeting from \$26 to \$38 annually to support the rent stabilization ordinance.

g.) Correspondence/ Communications

None.

V. Adjournment at 10:57 am

Submitted: Aimee Mangan, Commissions Coordinator