

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

DATE: September 15, 2016
PLACE: Simpkins Swim Center.979 17th Avenue, Santa Cruz, CA
PRESENT: Charlene Garza, Rick Halterman, Jean Brocklebank, Henry Cleveland, Briana Del Franco, Carol Lerno, Supervisor Leopold
EXCUSED: David Allenbaugh
ABSENT:
Staff: Aimee Mangan

I. Call to Order/ Roll Call/ Agenda Review and Approval of Minutes

Approved minutes of the meeting on May 19, 2016.

Motion/Second: Brocklebank / Lerno

Passed unanimously.

II. Community Input

a. Question about PG&E CARE Program (utilities).

Answer: Contact PG&E about qualifying for this program. Green Waste also provides discounted service for qualifying residents. Contact providers directly to get specific details.

III. Business/ Action Items

a. Park List- updating.

Commissioners received current county and state lists of parks within their districts. They will compare the two lists and provide updated information by November 17th Commission meeting.

Suggestion to make a the first column reflect whether or not a park is Resident Owned (ROP).

Question by Commissioner Brocklebank about number of drains provided.

Supervisor Leopold will see if can get this information. Commissioners will not worry about this column while updating their list.

IV. Reports

a. Santa Cruz County Mobile/Manufactured Home Association:

Meeting information shared for Saturday, September 17th at Capitola City Council Chambers. Guest speaker Esperanza Ross coming.

Commissioner Brocklebank requested that alternative transportation modes be provided to potential meeting attendees such as bus lines and shuttle service to encourage participation.

b. Commissioner Reports:

Lerno/ Golden State Manufactured Homeowner's League (GSOML):

Things are going well overall. She will go to a Villa Santa Cruz (District 1) meeting and remind them of the rules and requirements related to sub-leasing, rentals and so forth.

Garza/ Western Manufactured Association (WMA): Provided PG&E updates- two meetings ago they selected a new contractor and things are moving forward WMA manages two properties that are involved in the first round. Meter placement seems to be a bit of an issue with residents.

Pressure testing will occur when the systems go live. Cost to the residents is unknown but not anticipated to be much. Commissioner Cleveland will follow up offline about Spring Lakes Park and the Legacy System.

Brocklebank/ 1st District: Calm summer overall, worked with Snug Harbor on an ongoing issue. Thanked Commissioner Garza for assisting with new owner at Soquel Gardens to get owner current on laws and the County's rent stabilization Ordinance, noted as a good example of collaboration.

Cleveland/ 2nd District: Announcement that meeting occurring on September 21st at Rancho Cerritos Mobile Home Park from 6 – 8 pm. Supervisor Caput will hear concerns of residents.

Del Franco/ 4th District: None.

Halterman/ 5th District: Pinto Lake Update – Nothing happening until Baar's report comes in at the end of the month. Residents have selected GSOML and are organizing (116 of 177 residents signed up). Waterhouse case in City of Watsonville is currently postponed. Commissioner Cleveland provided Pinto Lake Overview – Residents are being represented by Senior Citizens Legal Services. Meet and Confer occurred in August, another Settlement Conference was scheduled for October- a date has not been selected yet. GSOML update – Commissioner Halterman was asked to be on their election committee but another local resident will take the seat. Supervisor Leopold stated that the County will be vigorous in their defense of the 50% CPI if Waterhouse takes this beyond a decision the County likes.

General questions from audience: Question about tree that has fallen onto wall dividing resident property from commercial property behind it. Supervisor Leopold's office will check into this and be in contact with resident via email.

- c. Legislative Report: None given this month. Audience member inquired if anyone had information on AB 587 (Chau) that was on Governor's desk on August 15th.

The bill has been enacted and it creates an abatement program for mobilehome residents who cannot transfer title into their names due to delinquent taxes and fees that may have been incurred by prior owners. The bill also establishes notification requirements for the transfer of any ownership interest or transferring or creating any security interest in a mobilehome.

- d. County Counsel Report: None given this month.
- e. County Supervisor Report:
Supervisor Leopold inquired into whether or not residents were experiencing problems with vacation rentals at their parks. No problems

mentioned.

Shared recent Board of Supervisors activity: on Tuesday, September 13th they expanded Tobacco legislation to include e-cigarettes and they also added prohibitions to smoking in public places such as parks, town center areas and placed restrictions on where e-cigarettes can be sold.

Supervisors are also looking at housing issues including accessory units and affordable housing.

Question: Commissioner Lerno asked if there is a way to support ADUs being constructed in some locations.

Answer: Currently a consultant is looking at what others are doing in the country and a report to the Board is expected in January.

Question from Commissioner Brocklebank: I've been getting questions about mobile home parks - vacation rental ordinance - if a mobile home owner uses their home as a vacation rental are they subject to the same rules?

Answer: Yes, they would be included under the Ordinance.

Citizen Connect Map app shows where all of the vacation rentals are located in the County and provides a host of government information and ability for citizens to connect to the government.

Air BnB will pay taxes to our County (transient occupancy tax), current estimations are that half million dollars will be generated annually.

Leopold provided overview of the Vacation Rental Ordinance.

Commissioner Halterman stated that State Civil Code also covers mobile home rentals such as this and that would supersede County law.

- f. Staff Report: CPI letters sent out.
- g. Correspondence/ Communication
No correspondence.

Adjournment at... 10:25 am

Submitted: Aimee Mangan, Commissions Coordinator