



Santa Cruz County Mobile and Manufactured Home Commission

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MOBILE AND MANUFACTURED HOME COMMISSION MEETING MINUTES

DATE: May 16, 2019
LOCATION: Simpkins Family Swim Center, 979 17th Avenue, Santa Cruz, CA 95062
PRESENT: Jean Brocklebank (*Vice Chair - 1st District*), Henry Cleveland (*Chair - 2nd District*),
David Allenbaugh (*3rd District*), Rick Halterman (*5th District*), Carol Lerno (*GSMOL*),
Charlene Garza (*WMA*)
EXCUSED: None
STAFF: Angela Chesnut (*Analyst to Supervisor Leopold*), Ryan Thompson (*County Counsel*),
Britt Harmssen (*EEO Officer*), Kaite McGrew (*Commissions Coordinator*)
GUESTS: 5

1. Call to Order/Roll Call/Agenda Review
Meeting was convened at 9:31 AM.
2. **Approve *March 21, 2019 Meeting Minutes***
Motion/Second: Lerno/Garza
Motion passed unanimously.
3. Public Comment
4. Central Coast Resident-Owned Parks Report
 - 4.1. Cleveland reported that Whitney Barnes presented on County Adult Protective Services at the last meeting. Barnes is available to present at County MHPs upon request.
 - 4.2. Mark Stone confirmed that the *Mobilehome Residency Law Protection Act (AB-3066)* applies all MHPs without exception.
5. New Business/Action Items:
 - 5.1. **Election of Officers**
 - 5.1.1. **Elect Henry Cleveland as Commission Chair**
Motion/Second: Halterman/Lerno
Motion passed unanimously.
 - 5.1.2. **Elect Jean Brocklebank as Commission Vice Chair**
Motion/Second: Allenbaugh/Cleveland
Motion passed unanimously.
 - 5.2. 2019 HCD Mobilehome Registration Fee and Tax Waiver Program
Cleveland gave an overview of the program which may be extended beyond the current termination date of 12/31/2019. Commission will discuss County support for extending the program at the next meeting.
6. Commissioner Reports
 - 6.1. 5th District Report
 - 6.1.1. Halterman reported that the AB-3066 annual fees (\$10/space) are beginning to be charged which may generate questions. County Counsel will research allowable pass-

through timing (once annually, or 12 pro-rated monthly charges).

6.2. Western Manufactured Housing Communities Association (WMA) Report

6.2.1. Garza will share notes from a recent CPUC workshop addressing whether to continue the utilities upgrade program in MHPs. The program was made permanent, although all participants rejected the electrification proposal, and most discussion centered on project cost and cost containment.

6.2.2. WMA is working to amend MRLA language around the space rental application approval process in order to allow park management to better screen applicants.

6.3. 3rd District Report

6.3.1. Allenbaugh reported that the 3/5/2019 tentative ruling in the matter of Bernosky v. Equity Lifestyles Properties (ELP) is now a Court Order.

6.4. 1st District Report

6.4.1. Brocklebank reported that County Housing Authority has not indicated if they plan to screen current MHP contracts for compliance with allowable mobilehome rental rates. A representative will be invited to attend a Commission meeting to follow-up.

6.4.2. County Counsel will follow up with clarification of how allowable readiness-to-serve (RTS) charges can be passed through to residents.

6.5. Golden State Manufactured Homeowner's League (GSMOL) Report

Lerno reported concerns regarding oversight of plot permitting for new mobilehome spaces to ensure that mobile homes are an appropriate size for the space and that placement meets requirements. New mobilehome permitting could involve transportation agencies, HCD, and the County Planning Department, all of whom need to communicate effectively to ensure compliance. Health and safety issues are reported to the HCD Mobilehome Assistance Center.

6.6. 2nd District Report: No report

7. Legislative Report

7.1. Halterman reported on the following bills of interest to the mobilehome community which are now being considered:

- *SB-274*, regarding mobilehome park tenancies, was introduced by Senator Dodd and has passed out of Committee to the Assembly. The bill could expand the number of non-senior residents allowed to live as companions to seniors in senior parks.
- *AB-1482 Statewide Rent Control Bill*: Esperanza Ross (*GSMOL Legislative Advocate*) and Bruce Stanton (*GSMOL Corporate Counsel*) have requested that the authors of the bill exclude MHPs because of existing MHP rent control regulations.
- *AB-3066 Mobilehome Residency Law Protection Act* implementation is ongoing.
- *AB-705 Mobilehome Parks Change of Use*, which would protect residents from park closures, was pulled from committee for lack of sufficient support. SCCC 13.30 is the County ordinance regarding mobilehome park conversion.

8. County Counsel Report:

8.1. Thompson reported that the Pinto Lakes Appellant's deadline to file its Reply Brief was moved from May 6 to June 5 due to a death in Appellant's counsel's family.

8.2. Bernosky v. Equity Lifestyles Properties (ELP) was adopted by the Court ruling that mandatory arbitration in leases may not be enforceable because of circumstances related to affordability.

9. County Supervisor Report:
 - 9.1. Chesnut announced two community meetings in May, hosted by the Soquel Creek Water District regarding *the Pure Water Soquel Project* and protecting mid-county groundwater from seawater contamination.
 - 9.2. The East Cliff Family Health Center is holding a five-year anniversary celebration on Saturday, May 18, 2019.
 - 9.3. Family movie nights will be held this summer on the 1st Friday (Heart of Soquel Park) and 3rd Friday (Felt Street Park) of each month, starting on June 7, 2019.
10. Staff Report
 - 10.1. MMHC Bylaws were approved by the Board of Supervisors on May 14, 2019.
 - 10.2. A new General Rent Adjustment Petition has been filed by the residents at Pleasure Point MHP regarding whether road repairs were park maintenance or capital improvements, which would allow the expense to be passed through to residents.
 - 10.3. Adult Protective Services staff were referred to the HCD Mobilehome Assistance Center and were assisted successfully with a hoarding concern in De Anza MHP.
 - 10.4. Three resident requests for information, regarding health and safety concerns, and oversight of real estate transactions, were received and referred to the HCD Mobilehome Assistance Center.
 - 10.5. All space fees were collected before the grace period expired.
 - 10.6. The website was updated with current HCD contact information, and a direct, highlighted link to the HCD Mobilehome Registration and Tax Waiver Program page.
 - 10.7. Staff will create a shortened URL for the MMHC website to make it easier to share.
11. Correspondence/Communications: None
12. Adjournment

Meeting was adjourned at 10:50 AM.

Submitted: Kaite McGrew, *Commissions Coordinator*