



Santa Cruz County

Mobile and Manufactured Home Commission

701 Ocean Street, Fifth Floor, Room 510
Santa Cruz, CA 95060
(831) 454-2772 Fax (831) 454-2411 TTY/TDD: 711
commissions@santacruzcounty.us
www.sccmmhc.org

Notice of Public Meeting and Agenda

DATE: Thursday, March 16, 2023

TIME: 9:30 AM to 11:00 AM

LOCATION: Sheriff's Office Community Room, (5200 Soquel Avenue, Santa Cruz, CA 95062)

****As a courtesy to those who are affected, kindly attend the meeting *scent-free* and *smoke-free*.****

1. Call to Order/Roll Call/Agenda Review
2. Approve *January 19, 2023 Meeting Minutes*
3. Public Comment: *Any person may address the Commission for a period not to exceed 3 minutes on matters within the Commission's jurisdiction. The Commission will not take action but may choose to follow up at a subsequent meeting.*
4. New Business/Action Items:
 - 4.1. Consider Letter Regarding Amendment to SCCC Chapter 13.32.060(B)(4)(a)
 - 4.2. Consider GSMOL Supported Legislation
5. County Supervisor Report
6. Commissioner Reports
 - 6.1. District 1 (*Brocklebank*)
 - 6.2. District 3 (*Allenbaugh*)
 - 6.3. District 4 (*Valdez*)
 - 6.4. District 5 (*Halterman*)
 - 6.5. Golden State Manufactured Homeowners League (*Lerno*)
 - 6.6. Western Manufactured Housing Communities (*Garza*)
 - 6.7. District 2 (*Cleveland*)
7. Central Coast Resident-Owned Parks Report
8. Legislative Report
9. County Counsel Report
10. Staff Report
11. Correspondence
12. Adjournment

Next Meeting Scheduled for: 9:30 to 11:00 AM on Thursday, May 18, 2023

The County of Santa Cruz does not discriminate on the basis of disability, and no person shall, by reason of a disability, be denied the benefits of its services, programs, or activities. If you are a person with a disability and require assistance to participate in the virtual meeting, please call (831) 454-2772 or TTY/TDD:711 at least 72 hours in advance to make arrangements.



Santa Cruz County Mobile and Manufactured Home Commission

701 Ocean Street, Fifth Floor, Room 510, Santa Cruz, CA 95060
P: (831) 454-2772 F: (831) 454-2411 TTY/TDD: 711

commissions@santacruzcounty.us
www.sccmmhc.org

MOBILE AND MANUFACTURED HOME COMMISSION SPECIAL MEETING MINUTES

DATE: January 19, 2023
LOCATION: Meeting held remotely
PRESENT: Jean Brocklebank (*Vice Chair - 1st District*), Henry Cleveland (*Chair - 2nd District*), David Allenbaugh (*3rd District*), Richard Valdez (*4th District*), Rick Halterman (*5th District*),
EXCUSED: Carol Lerno (*GSMOL*), Charlene Garza (*WMA*)
ABSENT: None
STAFF: Kaite McGrew (*Commissions Manager*)
GUESTS: Shane McKeithan (*1st District Supervisor's Analyst*) and 14 members of the public attended.

1. Call to Order/Roll Call/Agenda Review
Meeting was convened at 9:31 AM.
2. Approve November 17, 2022 Meeting Minutes
Motion to approve November 17, 2022 minutes as written.
Motion/Second: Brocklebank/Halterman
Motion passed unanimously.
3. Approve January 3, 2023 Special Meeting Minutes
Motion to approve January 3, 2023 minutes as written.
Motion/Second: Brocklebank/Halterman
Motion passed unanimously.
4. Public Comment: 3 members of the public provided public comment.

Valdez arrived.
5. New Business/Action Items:
 - 5.1. Review Commission Website
Brocklebank suggested updates to the Commission's website. Commissioners and members of the public are encouraged to submit suggested updates by email.
6. County Supervisor Report
McKeithan provided an update on County flood recovery efforts including placement of dumpsters, deployment of County volunteers to assist with cleanup, and assistance with application for available resources. The Old Mill MHP has formed a residents' association, and County Counsel is preparing correspondence to the park's property management company to clarify elements of the local MHP ordinance and encourage them to apply for FEMA assistance. Next steps will include mold inspections and working with local agencies and community stakeholders to develop early warning strategies and prepare for possible future flooding events.

7. Commissioner Reports

7.1. District One (Brocklebank)

Brocklebank provided an update on flood recovery efforts in Old Mill Estates MHP and additional resources available.

7.2. District Three (Allenbaugh)

Allenbaugh reported minor drainage issues resulting from flooding in De Anza MHP.

7.3. District Four (Valdez)

Valdez reported minor flooding.

7.4. District Five (Halterman)

Halterman encouraged the Commission to consider further amendments to the Board's recent amendments to SCCC Chapter 13.32 requiring that experts contracted to review special rent adjustment petitions be certified public accountants. Commission will consider making an additional recommendation.

7.5. Golden State Manufactured Homeowners League (Lerno): No Report

7.6. Western Manufactured Housing Communities (Garza): No Report

7.7. District Two (Cleveland)

Cleveland reported no flooding in District 2 MHPs. He is working with HCD representatives to host a virtual meeting in February to educate the public and encourage resident participation in the Mobilehome Residency Law Protection Program (MRLPP). The program is scheduled to sunset unless substantial participation occurs. Additional information will be provided to the Commission's email notification list.

8. Central Coast Resident-Owned Parks Report

Cleveland reported that the next scheduled meeting on February 4th will feature a guest speaker on Community Emergency Resource Training (CERT) program training. Cleveland provided a brief overview of the issues involved with solar power installations in MHPs.

9. Legislative Report

Halterman reported that February 17 is the deadline for new legislation. Halterman is no longer on GSMOL's Legislative Committee, but he will continue to provide updates on legislative priorities impacting mobile home residents in California.

10. County Counsel Report: None

11. Staff Report: No Report

12. Correspondence:

Commission discussed potential correspondence procedures going forward. Staff will forward unresolved written correspondence to the Commission via email between meetings.

13. Adjournment

Meeting was adjourned at 10:54 AM.

Submitted by: Kaite McGrew, *Commissions Manager*



Santa Cruz County Mobile and Manufactured Home Commission

701 Ocean Street, Fifth Floor, Room 510
Santa Cruz, CA 95060
(831) 454-2772 Fax (831) 454-2411 TTY/TDD: 711
commissions@santacruzcounty.us
www.sccmmhc.org

March 16, 2023

Santa Cruz County Board of Supervisors
701 Ocean Street, Room 500
Santa Cruz, CA 95060

Re: Recommendation on Recent Amendment to Santa Cruz County Code Section 13.32.060(B)(4)(a)

Dear Chair Koenig and Members of the Board,

On January 10, 2023 your Board voted unanimously to approve several amendments to County Code 13.32. The strengthening amendments were welcomed and appreciated by the Mobile and Manufactured Home Commission, with one exception.

We refer specifically to 13.32.060(B)(4)(a) -- "Qualification of Expert. The expert shall be a Certified Public Accountant, and shall have no financial interest in mobile homes, mobile home spaces, or mobile home parks, or otherwise conduct business with mobile home parks or financial institutions that lend to mobile home parks and residents."

A Certified Public Accountant brings no particular expertise to the process of deciding whether a park owner is receiving a fair rate of return on the mobile home park. Experts in this field, especially in maintenance of net operating income (MNOI), do not have CPAs. This includes the expert (Dr. Kenneth Barr) that the County used in the Pinto Lake MHP LLC petition for a Special Rent Adjustment.

Our commission is sure the County didn't intend to deny park owners and residents the ability to have effective financial analysts. That said, our commission is concerned that by restricting experts to CPAs and not allowing experts in MNOI, such as Barr to be included in a list of qualified experts, that residents of parks will be at a disadvantage in Special Rent Adjustment petitions.

Therefore, we ask that your Board be aware of this serious concern and be prepared to act on another amendment to 13.32.060(B)(4)(a) in the ensuing months.

On behalf of the Commission, we thank you for your continued support for the Santa Cruz County mobile and manufactured home community.

Respectfully submitted,

Henry Cleveland
Commission Chair, Santa Cruz County Mobile and Manufactured Home Commission

Jean Brocklebank
Commission Vice Chair, Santa Cruz County Mobile and Manufactured Home Commission

TO: Mobile Home Commission
FR: Henry Cleveland for Rick Halterman
March 16, 2023

RE: List of GSMOL supported and watched legislation

Here is the website to research these bills:
<https://leginfo.legislature.ca.gov>

GSMOL Sponsored and Supported Bills:

AB 318 (MRLPP) Assembly Member Addis

AB 604 (water utility charges) Assembly Member Lee

AB 1035 (rent caps) Assembly Member Muratsuchi

GSMOL is watching (no opinion at this time):

AB 12 (security deposits) Assembly Member Haney

AB 22 (mobile coaches) Assembly Member Gipson

AB 59 (renters credit) multiple Assembly Members and Senators

AB 319 (conflict of interest) Assembly Member Connolly

AB 713 (Housing Elements) Assembly Member Alanis

AB 1093 (Tax Collection) Assembly Member Jim Patterson

AB 1334 (add spaces; exempt of fees, permits, CEQA) Assembly Member Pellerin, Senator Skinner

AB 1472 (limited RV Parks - rent caps) Assembly Member Alvarez

SB 569 (renters credit) Senator Glazer plus multiple Senators and Assembly Members

SB 834 (2023 Housing Bond Act - \$25 Billion) Senator Portantino



Santa Cruz County Mobile and Manufactured Home Commission

701 Ocean Street, Fifth Floor, Room 510
Santa Cruz, CA 95060
(831) 454-2772 Fax (831) 454-2411 TTY/TDD: 711
commissions@santacruzcounty.us
www.sccmmhc.org

Scheduled Meetings

Unless otherwise specified, regularly scheduled Mobile and Manufactured Home Commission meetings are generally held as follows:

DAY: Third (3rd) Thursday
MONTH: Every other month (January, March, May, July, September, and November)
TIME: 9:30 AM – 11:00 AM
LOCATION: Sheriff's Community Room*
5200 Soquel Avenue, Santa Cruz, CA 95062

*Changes to the schedule, including special meetings, changes of location, or meeting cancellations, **will be listed on the website** at www.sccmmhc.org as soon as the information becomes available. Agendas will be posted 72 hours in advance of each meeting.

2023 MEETING DATES		
DATE	TIME	LOCATION
January 19, 2023	9:30 – 11:00 AM	Sheriff's Community Room
March 16, 2023	9:30 – 11:00 AM	Sheriff's Community Room
May 18, 2023	9:30 – 11:00 AM	Sheriff's Community Room
July 20, 2023	9:30 – 11:00 AM	Sheriff's Community Room
September 21, 2023	9:30 – 11:00 AM	Sheriff's Community Room
November 16, 2023	9:30 – 11:00 AM	Sheriff's Community Room

Public Participation

- Please check the meeting agenda to learn details about how to participate in the commission meeting.
- If you need special accommodations, please call 454-2935 or TDD: 711 (California Relay Service) at least 48 hours before the meeting.