



# Santa Cruz County Mobile and Manufactured Home Commission

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## MOBILE AND MANUFACTURED HOME COMMISSION MEETING MINUTES

DATE: September 15, 2022  
LOCATION: Sheriff's Office Community Room, (5200 Soquel Avenue, Santa Cruz, CA 95062)  
PRESENT: Jean Brocklebank (*Vice Chair - 1<sup>st</sup> District*), Henry Cleveland (*Chair - 2<sup>nd</sup> District*), David Allenbaugh (*3<sup>rd</sup> District*), Richard Valdez (*4<sup>th</sup> District*), Rick Halterman (*5<sup>th</sup> District*), Carol Lerno (*GSMOL*), Charlene Garza (*WMA*)  
EXCUSED: None  
STAFF: Kaite McGrew (*Commissions Manager*)  
GUESTS: Jamie Sehorn (*1<sup>st</sup> District Analyst*), and 4 members of the public.

1. Call to Order/Roll Call/Agenda Review  
Meeting was convened at 9:30 AM.
2. Approve July 21, 2022 Meeting Minutes  
**Motion to approve the July 21, 2022 Minutes**  
Motion/Second: Brocklebank/ Lerno  
**Motion passed unanimously.**
3. Public Comment
4. New Business/Action Items:
  - 4.1. Consider Advocacy Opportunities for SB-869, AB-2031, and SB-940  
Brocklebank provided an update on the status of these bills. All three awaited the Governor's signature. Commission will consider legislative advocacy opportunities during the May meeting each year going forward.
  - 4.2. Monterey Vista Rent Increase Report  
Cleveland reported that a fair rent analysis of the park's special rent increase request allowed less than half of the requested \$144/space/month increase, and the park negotiated with residents to prevent an appeal by discounting 50% of the allowable legal fee resident pass through.
5. County Supervisor Report (Sehorn)
  - 5.1. Supervisor Koenig will meet with representatives from Sorrento Oaks MHP to discuss potential resident/park impacts related to the Rail-Trail easement and will follow up with County Public Works and the RTC to discuss potential options.
  - 5.2. Villa Santa Cruz MHP will hold a ribbon cutting for their drought-resistant garden project.
  - 5.3. Both the Space Fee and Fair Rate of Return recommendations were unanimously adopted by the Board of Supervisors.
6. Commissioner Reports
  - 6.1. 1<sup>st</sup> District Report  
Brocklebank reported on a variety of matters related to two MHPs since the last meeting including

Sorrento Oaks MHP and Soquel Gardens MHP. Sorrento Oaks residents are considering requesting concessions related to the Rail-Trail easement. Soquel Gardens residents continue to be overcharged on their readiness-to-serve fees. Commission will discuss the matter at the November meeting. Halterman advised that GSMOL has asked an attorney to provide additional information on implementation of AB-1061.

6.2. 3rd District Report:

Allenbaugh reported that De Anza MHP uses a private water company rather than Santa Cruz City Water and therefore is not required to limit their rates and fees in the same way that public water companies would. However, although their fees are higher, their water rates are lower than Santa Cruz City water rates.

6.3. 4th District Report: No Report

6.4. 5th District Report:

Halterman summarized the MORE Program which provides funds (grants or loans) to help rehab MHPs and individual mobile homes and provides funds to support the conversion of investor-owned parks to resident-owned parks. The plan is projected to be finalized by May 2023 and may be able to begin distributing funds as soon as August 2023.

6.5. Golden State Manufactured Homeowner's League (GSMOL) Report: No Report

6.6. Western Manufactured Housing Communities Association (WMA) Report:

Garza reported that the Shoreline property tax pass-through has not yet been resolved because of County Assessor refunds and adjustments have been delayed. The WMA has an upcoming annual convention. Although there were no applicants from Santa Cruz County, the Frank J. Evans Charitable Foundation Scholarship Foundation made sixty-two \$1000 awards across the State.

6.7. 2nd District Report

Cleveland reported that he may be able to assist the resident in the Seacliff MHP with a lot line issue. Full color CalFresh fliers can be printed for MHPs by request. The Jan Beautz Award will be discussed during the November meeting. Issues related to the County's sewer maintenance requirements have impacted mobile home sales. Cleveland will request a letter from County Public Works to clarify that sewer systems in MHPs are under the HCD's jurisdiction.

7. Central Coast Resident-Owned Parks Report:

Cleveland reported on the most recent meeting regarding water replacement project costs.

8. Legislative Report: No Report

9. County Counsel Report: No Report

10. Staff Report: No Report

11. Correspondence:

Commission letters from the Shangri-la Residents Group at Shangri-la MHP, a resident at Seacliff MHP, Staff from the County Department of Weights and Measures, and County Counsel.

12. Adjournment

Meeting was adjourned at 10:44 AM.

Submitted by: Kaite McGrew, *Commissions Manager*