



Santa Cruz County Mobile and Manufactured Home Commission

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MOBILE AND MANUFACTURED HOME COMMISSION MEETING MINUTES

DATE: May 25, 2023
LOCATION: Sheriff's Office Community Room, (5200 Soquel Avenue, Santa Cruz, CA 95062)
PRESENT: Jean Brocklebank (*Vice Chair - 1st District*), Henry Cleveland (*Chair - 2nd District*), Candi Walker (*3rd District*), Richard Valdez (*4th District*), Rick Halterman (*5th District*), Carol Lerno (*GSMOL*), Charlene Garza (*WMA*)
EXCUSED: None
ABSENT: None
STAFF: Kaite McGrew (*Commissions Manager*), Juliette Burke (*Chief Deputy Clerk of the Board*)
GUESTS: Jamie Sehorn (*1st District Supervisor's Analyst*) and 3 members of the public attended.

1. Call to Order/Roll Call/Agenda Review
Meeting convened at 9:30 AM.
Commission welcomed new District 3 Commissioner Candi Walker
2. Approve March 16, 2023 Meeting Minutes
Motion to approve the March 16, 2023 meeting minutes as written.
Motion/Second: Lerno/Valdez
Motion passed unanimously.
3. Public Comment: None
4. Administration of the Oath of Office
Burke administered the oath to all Commissioners
5. New Business/Action Items:
 - 5.1. Election of Officers
Motion to elect Brocklebank as Chair
Motion/Second: Brocklebank/Garza
Ayes: Brocklebank, Garza
Nays: Cleveland, Walker, Valdez, Halterman, Lerno
Motion failed.

Motion to re-elect Chair Cleveland as Chair
Motion/Second: Halterman/Lerno
Ayes: Cleveland, Walker, Valdez, Halterman, Lerno
Nays: Brocklebank, Garza
Motion passed.

Motion to re-elect Brocklebank as Vice Chair

Motion/Second: Brocklebank/Valdez

Ayes: Cleveland, Valdez

Nays: Brocklebank, Walker, Halterman, Lerno, Garza

Motion failed.

Motion to elect Garza as Vice Chair

Motion/Second: Garza/Halterman

Ayes: Brocklebank, Walker, Halterman, Lerno, Garza

Nays: Cleveland, Valdez

Motion passed.

5.2. Commission Powers and Duties

Commission discussed the scope of their mandated powers and duties. Brocklebank reported that County Counsel advised that the Commission is only authorized advocate in support of legislation with the Board of Supervisors and not directly with the State legislature going forward.

5.3. Commission Meeting Location

Commission discussed options for meeting locations going forward and determined to continue meeting at the Sheriff's Community Room with the United Way Facility as a backup. If a suitable centrally located, ADA-compliant MHP recreation room can be located and becomes available, the Commission will consider meeting there occasionally in an effort to fulfill their mandated duties related to SCCC Chapter 2.64.050(E).

6. County Supervisor Report

Sehorn confirmed that the Board of Supervisors send letters of support for AB 1035, AB 318 and AB 604 to State legislators and reported on a variety of County government activities impacting MHP residents including a possible new assessment fee for the CSA 9E service area to pay for the maintenance of sidewalks, street trees, medians, and bulbouts in the CSA 9E area, an update on the Zone 5 Master plan County stormwater management to prevent flooding and protect water supplies, an update on the Soquel Drive congestion buffered bike lane and mitigation project, and an update on the status of the proposed medical office project at 5940 Soquel Avenue which has been withdrawn. The parcel remains zoned for 100 units of housing but there are now no planned infrastructure improvements for the Soquel Avenue/Gross Road corridor.

7. Commissioner Reports

7.1. District One (Brocklebank)

Brocklebank reported on a variety of matters related to six MHPs since the last meeting including Cabrillo Estates, Homestead MHP, Osocales MHP, Rodeo Mobile Estates MHP, Shangri-La MHP and Soquel Gardens MHP.

7.2. District Three (Walker)

Walker provided some information about her background and experience with GSMOL.

7.3. District Four (Valdez)

Valdez continues to work with Meadows Manor establishing GSMOL membership and plans to continue working with residents at Rancho Cerritos MHP to form a homeowners association and promote GSMOL membership in both parks.

- 7.4. District Five (Halterman)
Halterman provided a further update on publication of the MRLPP utilization data report and reported that the Manufactured Housing Opportunity & Revitalization Program (MORE) program is accepting applications until June 30th, though applicants will need to email to schedule a pre-application technical meeting with HCD staff before submitting their applications.
- 7.5. Golden State Manufactured Homeowners League (Lerno):
Lerno reported her ongoing support for GSMOL's positive impact on MHP residents.
- 7.6. Western Manufactured Housing Communities (Garza):
Garza reported that the WMA's Frank J. Evans Scholarship Program is now accepting applications for \$2000 scholarships for college (or college-bound) students residing in mobile home parks. Commissioners are encouraged to promote participation with their communities. WMA will host an insurance webinar open to both members and non-members. Staff will forward the details.
- 7.7. District Two (Cleveland)
Commission discussed Capitola City Council's upcoming consideration of an urgency ordinance stabilizing space rents in MHPs within city limits. Cleveland reported on a variety of matters including developing Pinto Lake MHP resident impacts under the new management of Harmony Homes, the potential unintended financial impact on MHP residents with local rent control ordinances if WMA prevails in their ongoing lawsuit against AB 2782, and the availability of free CERT training for MHP residents in both resident and investor-owned parks.
8. Central Coast Resident-Owned Parks Report:
Cleveland reported that the two major issues being discussed are rules enforcement differences between parks under the MRLA and Davis-Stirling parks, and how to fund the replacement of outdated water systems. The current list of Santa Cruz County MHP parks accepted into Phase 2 of the CPUC Master meter conversion program and those pending acceptance is now available. Acceptance criteria is largely opaque, though Garza reports that parks must have current permits to operate to be accepted.
9. Legislative Report:
Halterman reported that AB 604 has passed the Assembly and moved on to the Senate, AB 318 has extended the MRLPP sunset date by three years to allow for an audit of the program, and AB-1035 has been withdrawn pending the addition of fair rate of return language which it currently lacks.
10. County Counsel Report: No Report
11. Staff Report: No Report
12. Correspondence: None
13. Adjournment
Meeting adjourned at 10:47 AM.

Submitted by: Kaite McGrew, *Commissions Manager*