



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 MEETING MINUTES

DATE: July 20, 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*), Mitsuno Baurmeister (*EEO Officer*), Suzanne Yang, Esq. (*County Counsel*)
GUESTS: Manu Koenig (*1st District Supervisor*) and 6 members of the public attended.

1. Call to Order/Roll Call/Agenda Review
Meeting convened at 9:30 AM.
Item 4.4 was moved to the top of the New Business/Action Items section of the agenda.
2. Approve *May 25, 2023 Meeting Minutes*
Motion to approve *May 25, 2023 Meeting Minutes* as written.
Motion/Second: Brocklebank/Halterman
Motion passed unanimously.
3. Public Comment:
1 member of the public provided public comment.
4. New Business/Action Items:
 - 4.1. Consider Housing Element Affordable Housing Protection Recommendations
Will Constantine, attorney for Bay Federal Credit Union, summarized Bay Federal Credit Union's proposals to restore the strong mobile home park affordable housing preservation provisions which had been eliminated in the County's 2023 draft Housing Element.
Motion to send a letter to the Board of Supervisors expressing the Commission's support for Bay Federal's proposed restorations to the County's *Draft 2023 Housing Element*, including restoration of the *Affordable Housing Preservation Goal*, the *Affordable Mobile Home Park Preservation Policy*, and the *Affordable MHP Preservation Program* in Program H-2B.
Motion/Second: Brocklebank/Halterman
Motion passed unanimously.
 - 4.2. Consider Reasonable Rate of Return on Capital Improvements Recommendation
Brocklebank expressed concern that ambiguities in SCCC Chapter 13.323.030 allow for implementation potentially resulting in capital improvement overpayment by residents.

Motion to approve recommendation to the Board of Supervisors that the rate of return on capital improvements remain at 12%.

Motion/Second: Garza/Lerno

Ayes: Cleveland, Walker, Halterman, Lerno, Garza

Nays: Brocklebank, Valdez

Motion passed.

4.3. Consider Space Fee Recommendation

Motion to approve recommendation to the Board of Supervisors that the space fee remain at \$38

Motion/Second: Cleveland/Lerno

Motion passed unanimously.

4.4. Consider Recommending Board Support for AB 1334 (Pellerin)

Commission discussed several problematic elements and impacts of the proposed legislation including language removing local zoning jurisdiction, initiating a 15-year suspension of rent control for new spaces, and the detrimental potential impact that increasing the number of residents without increasing the infrastructure that supports them would have on parking and existing electrical, sewage and water systems. Yang confirmed that this bill is in the suspense file of the Appropriations Committee indefinitely.

Motion to send a letter to the Board of Supervisors expressing the Commission's opposition to AB-1334 as written.

Motion/Second: Brocklebank/Cleveland

Ayes: Brocklebank, Cleveland, Walker, Valdez, Halterman

Nays: Garza, Lerno

Motion passed.

4.5. County Code Chapter 13.32 Amendments Update

Commission discussed their recent recommendation regarding criteria for qualified experts in Special Rent Adjustment petition procedures. Yang confirmed that clean-up language is being drafted for consideration by the Board.

4.6. CPI Adjustment Letters Update

Staff reported that the 2023 CPI letters to park owners specifying the allowable 2024 space rent adjustments for mobile homes and recreational vehicles have been mailed and posted online.

5. County Supervisor Report

Supervisor Koenig confirmed that revisions to SCCC 13.32 related to expert qualifications are being developed. He is monitoring the situation at Shangri-la MHP and will advise the current owners of potential tax credits that may be available if they sell to residents rather than to another investor owner. A recent walk-thru at Soquel Gardens MHP indicated that efforts to come into compliance are underway and they may be issued a conditional permit to operate soon.

6. Commissioner Reports

6.1. District One (Brocklebank)

Brocklebank reported on a variety of matters related to five MHPs since the last meeting including Shangri-La MHP, Soquel Gardens MHP, Old Mill Estates, Snug Harbor MHP, and Pinto Lake Estates MHP. There may be a potential purchase of Soquel Gardens if it is brought into compliance.

6.2. District Three (Walker): No Report

- 6.3. District Four (Valdez)
Valdez reported on a variety of matters related to Meadows Manor MHP including garbage service and ADA-accessibility for both parking and shared spaces. HOA and GSMOL memberships are both growing steadily.
- 6.4. District Five (Halterman)
Halterman provided information related to an upcoming GSMOL virtual town hall.
- 6.5. Golden State Manufactured Homeowners League (Lerno):
Lerno reported on the increasing difficulty that mobile home owners are having getting insurance for their homes.
- 6.6. Western Manufactured Housing Communities (Garza):
Garza confirmed recent difficulty in obtaining mobile home insurance and reported connecting with Harmony Communities regarding Pinto Lake Estates. Garza discussed appropriate storm recovery pass-throughs with several park owners. An Ocean Breeze MHP resident was awarded WMA Frank J. Evans Scholarship for the fourth year in a row.
- 6.7. District Two (Cleveland)
Cleveland connected with Waterhouse regarding the upcoming Pinto Lake MHP general rent adjustment petition hearing and a matter related to clearing storm drainage at Palm Terrace MHP.
7. Central Coast Resident-Owned Parks Report:
Cleveland reported that the next quarterly meeting will be held in-person on August 5th regarding supporting new members.
8. Legislative Report:
Halterman reported that AB 604 has passed Senate Committees and is expected to move forward. AB 318 also passed Senate Committees but will need to be reviewed again by the Assembly because it has been amended to remove language excluding less severe cases and adjust the reporting period. AB-1035 has been completely eliminated in the wake of effective WMA opposition and recent lawsuits related to rent caps.
9. County Counsel Report: No Report
10. Staff Report:
Staff reported responding to two separate Freedom of Information Act (FOIA) requests for records pertaining to prior special rent increase petitions. Special Rent Adjustment petitions are expected in the wake of recent flood recovery efforts and a new qualified expert list is being assembled in anticipation. A general rent adjustment petition hearing process is underway for Pinto Lake Estates MHP. The petition form has been translated to Spanish and posted on the website. Staff is exploring options related to translating SCCC Chapter 13.32 in its entirety.
11. Correspondence: None
12. Adjournment
Meeting adjourned at 10:56 AM.

Submitted by: Kaite McGrew, *Commissions Manager*