



# Santa Cruz County Mobile and Manufactured Home Commission

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## MOBILE AND MANUFACTURED HOME COMMISSION MEETING MINUTES

DATE: September 21, 2023  
LOCATION: United Way Community Room, (4450 Capitola Road, Ste 106, Santa Cruz, CA 95010)  
PRESENT: Jean Brocklebank (*1<sup>st</sup> District*), Henry Cleveland (*Chair - 2<sup>nd</sup> District*), Candi Walker (*3<sup>rd</sup> District*), Rick Halterman (*5<sup>th</sup> District*), Carol Lerno (*GSMOL*), Charlene Garza (*Vice Chair - WMA*)  
EXCUSED: Richard Valdez (*4<sup>th</sup> District*)  
ABSENT: None  
STAFF: Kaite McGrew (*Commissions Manager*)  
GUESTS: Manu Koenig (*1<sup>st</sup> District Supervisor*) and 5 members of the public attended.

1. Call to Order/Roll Call/Agenda Review  
Meeting convened at 9:30 AM.
2. Approve July 20, 2023 Meeting Minutes  
**Motion to approve July 20, 2023 Meeting Minutes as written.**  
Motion/Second: Brocklebank/Lerno  
**Motion passed unanimously.**
3. Public Comment:  
2 members of the public provided public comment.
4. New Business/Action Items:
  - 4.1. Consider Commission Bylaws Revision to Update Regular Meeting Location  
Commission discussed revising bylaws to reflect a new permanent location at the United Way. There were concerns expressed related to lack of adequate ventilation post-COVID. Alternative venues were discussed. No changes are being made to the bylaws at this time.
  - 4.2. Consider 2023 Jan Beutz Award Nominees  
Cleveland nominated John Hakin to receive the 2023 Jan Beutz Award posthumously. Mr. Hakin is a local resident who was instrumental in getting a rental control ordinance re-established in Capitola. As President of the Cabrillo Estates Mobile Home Owner's Association and the league chapter of the GSMOL, Mr. Hakin provided the leadership needed to mobilize the community in support of the ordinance. Mr. Hakin passed away in August and his award will be presented to his surviving spouse.  
**Motion to Award John Hakin with the 2023 Jan Beutz Award.**  
Motion/Second: Cleveland/Brocklebank  
**Motion passed unanimously.**

5. County Supervisor Report

Supervisor Koenig reported that County Counsel is considering putting out an RFP for legal service representation alternatives to be available to residents in rent adjustment hearings. A letter was sent to Shangri-La MHP investor-owners about the merits of working with residents to allow them to purchase the park instead of selling to another investor owner. Efforts to address service reductions at Blue and Gold and Snug Harbor MHPs are being discussed. The Board held the first formal hearing of the Housing Element. Additionally, an initiative for a slight increase in the CSA-9E Fund fee (which is currently part of the property tax pass-thru to mobile home residents.) to offset reduced purchasing power will appear on the November ballot. Commissioners are asked to raise awareness among residents, who can express their views to investor owners. Significant road construction is also in progress.

6. Commissioner Reports

6.1. District One (Brocklebank)

Brocklebank reported on a variety of matters related to several issues at the Blue and Gold MHP. Brocklebank will be meeting with residents to discuss how best they can proceed. She will invite someone from County Weights and Measures to present at the November meeting. Brocklebank expressed concerns about the recent Pinto Lake decision and about mobile homes being used as second homes for people not living locally. Brocklebank and Walker have been invited to present a course for realtors on best practices related to mobile home space rents and realty. Garza may join them to present information from the investor-owner perspective. Cleveland gave a similar presentation recently.

6.2. District Three (Walker): No Report

6.3. District Four (Valdez): No Report

6.4. District Five (Halterman)

Halterman reported that the HCD released two reports (one on park inspections and the other on the MRLPP). Currently the MRLPP still has \$8.5M in unspent funds. Only about 10% of the complaints received were provided with legal counsel because of the language requiring that only the most “egregious” cases be provided with counsel. New legislation is being considered that would remove that criteria and increase access to legal counsel by January 1, 2024. Copies of the reports can be found at [www.hcd.ca.gov](http://www.hcd.ca.gov).

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

6.6. Western Manufactured Housing Communities (Garza):

Garza reported on upcoming conference – teaching a seminar on insurance in CA will be held in Reno. The Frank J. Evans Foundation has awarded 36 scholarships statewide totaling almost \$1M.

6.7. District Two (Cleveland)

Cleveland reported that the BOS approved the Commission’s recommendations on Space Fees and Reasonable Rate of Return on Capital Improvements. Koenig updated the Commission that the County Code has been updated to reflect revised criteria for financial experts in Special Rent Adjustment Hearings. Cleveland reported that Palm Terrace MHP residents are working with local agencies to advocate for fixing drainage ditches on public property adjacent to the park. Supervisor Koenig will contact District 2 to get an update.

7. Central Coast Resident-Owned Parks Report:  
Cleveland reported that the November meeting will feature guest speakers from the HCD including permitting concerns (e.g., bringing new homes into mobile homes, park property updates etc.).
8. Legislative Report:  
Halterman reported that both AB-318 and AB-604 are awaiting signatures on the Governor's desk. AB-1334 has been suspended. Lerno reported that John Laird spoke locally recently advocating for local services. Cleveland reported that Dawn Addis will be speaking at an upcoming Aptos Chamber of Commerce meeting.
9. County Counsel Report: No Report
10. Staff Report: No Report
11. Correspondence: None
12. Adjournment  
Meeting adjourned at 10:36 AM.

Submitted by: Kaite McGrew, *Commissions Manager*