



Santa Cruz County Mobile and Manufactured Home Commission

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MOBILE AND MANUFACTURED HOME COMMISSION MEETING MINUTES

DATE: January 18, 2024
LOCATION: United Way Community Room, (4450 Capitola Road, Ste 106, Santa Cruz, CA 95010)
PRESENT: Jean Brocklebank (*1st District*), Henry Cleveland (*Chair - 2nd District*), Candi Walker (*3rd District*), Richard Valdez (*4th District*), Rick Halterman (*5th District*), Charlene Garza (*Vice Chair - WMA*)
EXCUSED: None
ABSENT: Carol Lerno (*GSMOL*),
STAFF: Kaite McGrew (*Commissions Manager*)
GUESTS: 8 members of the public attended.

1. Call to Order/Roll Call/Agenda Review
Meeting convened at 9:30 AM.
2. Approve *November 16, 2023 Meeting Minutes*
Minutes amended to clarify attendance.
Motion to approve November 16, 2023 Meeting Minutes as amended.
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 2022-2023 Biennial Report
Commission reviewed a draft of their 2022-2023 Biennial Report and revised it as follows:
Eliminated redundant language, clarified rail corridor encroachment, and added reports from Supervisor Koenig's office.
Motion to approve the 2022-2023 Biennial Report as amended.
Motion/Second: Brocklebank/Garza
Motion passed unanimously.
 - 4.2. Timing of Special Rent Adjustments and General Rent Adjustments
Brocklebank clarified that the timing of special rent adjustments must align with the General Rent Adjustment so that there is only one increase per year. Completed Special Rent Adjustment Petitions must be submitted 90 days prior to the anniversary date of the park. Residents are encouraged to save all rent-related paperwork including postmarked envelopes in perpetuity.

5. County Supervisor Report

Staff read an update on several issues impacting mobile home residents that was provided by Supervisor Koenig's office which included the following updates:

- The Board of Supervisors ratified a proclamation of local emergency in the wake of the December 2023 Storms. The proclamation will allow potential recovery funding from State and Federal disaster assistance.
- Board approval of County funding for two affordable housing developments on key mid-county sites including one in Capitola and another at the corner of Thurber Lane and Soquel Drive.
- CSA 9E special ballot distribution to property owners in Soquel, Twin Lakes, Live Oak, and surrounding neighborhoods to provide funding for streetscape maintenance, including trimming street-trees, mowing medians, and repairing sidewalks in County Service Area No. 9E via an increase in their property taxes
- Master Plan for Aging – Age Well Santa Cruz County efforts including the launching of a local survey to collect community feedback on aging in Santa Cruz County.
- An upcoming meeting at Blue and Gold Clubhouse to address concerns and provide information from the RTC on rail corridor encroachment issues

6. Commissioner Reports

6.1. District One (Brocklebank)

Brocklebank reported communicating with 8 MHPs a variety of matters among which included Old Mill MHP, Blue and Gold MHP, Castle Mobile Estates, and Pinto Lake Mobile Estates.

6.2. District Three (Walker): Walker reported that the City of Santa Cruz is diligently enforcing the oversized vehicle parking ordinance on Delaware. Brocklebank shared some information about Deanza MHP rent increases.

6.3. District Four (Valdez):

Valdez reported that he believes Harmony is currently involved in litigation with three MHPs in other counties where they are challenging local rent control ordinances and recently prevailed in a similar case in Fresno. Reportedly, there is a team of only two maintenance people providing maintenance for multiple parks throughout the state.

6.4. District Five (Halterman)

Halterman reported that MRLPP program audit is now complete and there are no plans to respond to the audit's recommendations this year, but some legislation may be introduced in 2025.

6.5. Golden State Manufactured Homeowners League (Lerno): Not Present

6.6. Western Manufactured Housing Communities (Garza):

Garza reported that WMA is rolling out their spring educational seminars for managers and park owners. WMA has added a monthly talk for park managers and invited Santa Cruz County Weights and Measures to give a presentation (similar to the one the Commission heard in November) to WMA membership in April 2024. Garza has encouraged Supervisor Koenig to meet and engage with the park owners to learn about their concerns and perspectives. Regarding the MRLPP, Garza encouraged residents to bring issues to their park management before resorting to the MRLPP.

6.7. District Two (Cleveland):

Cleveland shared information about the recent MRLPP audit recommendations which included improving better record keeping and eliminating the 10\$ per year fees among other

recommendations. To date, they have agreed to improve record keeping, but retained the annual fee because they are going to be referring unresolved issues to local attorneys. If complaints are not processed properly, residents are encouraged to contact the representative's supervisor. Representation from the HCD also reported issues regarding the complainant not following up with the local attorney post referral. Cleveland will share a template Commissioner letter via email. Cleveland summarized community advocate Jerry Bowles' many contributions to the mobile home community. Mr. Bowles passed away in late 2023.

7. Central Coast Resident-Owned Parks Report:

Cleveland reported that the group's next meeting will be held the first Saturday in February, and the topic will be insurance. Garza reported that SC County is now designated as a fire zone which is impacting insurance premiums across all types of structures regardless of location. California Fair Plan will step in as a last resort, but their premiums are very high. Park owners are being encouraged to pay any expenses that amount to less than \$10K out-of-pocket rather than submitting claims to prevent cancellations for too many claims.

8. Legislative Report:

Halterman reported the deadline for submitting new bills is February 16th so he will be able to report on pending legislation at the March meeting.

9. County Counsel Report: Not Present

10. Staff Report

Staff reported that the County is implementing a \$75 stipend for each qualifying Commissioner Commissioners who are not either County employees or are attending on behalf of their employer being otherwise compensated for their attendance will now be entitled to receive a \$75 stipend for each publicly noticed meeting they attend.

11. Correspondence: None

12. Adjournment

Meeting adjourned at 10:50 AM.

Submitted by: Kaite McGrew, *Commissions Manager*