



Santa Cruz County

Mobile and Manufactured Home Commission

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MOBILE AND MANUFACTURED HOME COMMISSION MEETING MINUTES

DATE: March 21, 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*), Carol Lerno (*GSMOL*)

EXCUSED: Charlene Garza (*Vice Chair - WMA*)

ABSENT: None

STAFF: Kaite McGrew (*Commissions Manager*)

GUESTS: Manu Koenig (District Supervisor) and 9 members of the public attended.

1. Call to Order/Roll Call/Agenda Review

Meeting convened at 9:30 AM.

Item 5 (County Supervisor's Report) was placed earlier on the agenda to immediately follow public comment.

2. Approve *January 18, 2024 Meeting Minutes*

Motion to approve *January 18, 2024 Meeting Minutes* as written.

Motion/Second: Brocklebank/Halterman

Motion passed unanimously.

3. Public Comment:

3 members of the public provided public comment.

4. County Supervisor Report

Supervisor Koenig provided updates on several issues impacting mobile home park residents including the impending sale of Soquel Gardens MHP, working with park owners and residents to find alternate housing for two residents whose homes were impacted by storm erosion at Old Mill MHP, the Board of Supervisors' upcoming consideration of the recent environmental impact report on segments 10 and 11 of the Rail/Trail project and potentially seeking necessary funding from the RTC.

5. New Business/Action Items:

5.1. Consider Commission action on AB-2387

Halterman and Constantine provided a summary of the proposed bill exempting fees and requirements for park owners who want to add additional lots and outlined the primary objections to the legislation. Concerns included increased density straining aging infrastructure, overruling local controls, difficulty finding financing and insurance, and several other unintended potential consequences the legislation may have on residents.

Motion authorizing Chair to send a letter to the Board of Supervisors recommending that they advocate with the State in opposition to the bill as written.

Motion/Second: Brocklebank/Halterman

Motion passed unanimously.

- 5.2. Consider Commission action on AB-2778
Item pending until proposed language becomes available.
6. Commissioner Reports
 - 6.1. District One (Brocklebank)
Brocklebank reported communicating with 5 MHPs a variety of matters among which included Blue and Gold MHP, Castle Mobile Estates, Pinto Lake Mobile Estates, Ocean Breeze Manor, and Voyage West Mobile Estates. Brocklebank advised residents that park owners and managers cannot require residents to disclose the findings of private inspections they've had prepared for the purpose of real estate negotiations. Supervisor Koenig will follow up to see if he can help the situations in both Ocean Breeze and Voyage West.
 - 6.2. District Three (Walker): Walker reported that De Anza MHP had a record sale (\$725K) with very high space rent (\$6180/month).
 - 6.3. District Four (Valdez):
Valdez reported attending a recent city council meeting where it was decided to allow medium sized garbage cans for all mobile home parks. Unfortunately, this results in residents still being given no choice so those with lower usage are now being charged for space they don't need. Cleveland provided additional context to the issue. The solution would be for the language to allow individual choice.
 - 6.4. District Five (Halterman): No Report
 - 6.5. Golden State Manufactured Homeowners League (Lerno):
Lerno shared that GSMOL reports indicate ongoing rent control battles across the state and recognized the late Jerry Bowles for his tremendous contributions to the mobile home community.
 - 6.6. Western Manufactured Housing Communities (Garza): Not present
 - 6.7. District Two (Cleveland):
Cleveland encouraged attendees to take a hard copy of the 2024 MRL and reiterated that allowable space rent is determined by the lot, not the tenant so it should not be allowed to increase beyond the amount allowed by 13.32 when a new homeowner takes possession.
7. Central Coast Resident-Owned Parks Report:
Cleveland reported that the group's last meeting featured detailed information on insurance-related matters for mobile homeowners. Reportedly, it is very difficult to obtain insurance for mobile homes and presenters recommended that residents be aware of this if offered a policy and act accordingly. It is unlikely that there will be many policies offered from which to choose. Reportedly, insurance companies have been conducting inspections of mobile home parks and requiring greater fire prevention measures than those required by the fire department. Brocklebank shared that she believes the County's designated wildfire risk rating may account for the insurers' growing reluctance.

8. Legislative Report:

Halterman reported on several new bills related to mobile home parks being considered:

- **AB-2539** which extends the amount of time that park owners are required to notify park residents of a sale and their right of first refusal from 30 to at least 60 days to allow residents ample time to consider purchasing the park and becoming a resident-owned park.
- **AB-2022** requires park owners to have and implement adequate emergency protection plans and requires that they attest to it under penalty of perjury, or they could lose their permit to operate.
- **AB-2373** clarifies that park owners who have lost their permit to operate cannot evict their tenants.
- **AB-1052** could significantly weaken the MRLP program and potentially endanger its sustainability by eliminating the annual MRLPP fee which is the source of its funding.

9. County Counsel Report: Not Present

10. Staff Report

Staff reported that the scheduled reduction of services hearing between Old Mill MHP and its residents was canceled when a settlement was agreed upon between the parties at a pre-hearing settlement conference. Staff also read aloud a report from Jamie Sehorn (*District 1 Analyst*) on upcoming roadwork and traffic delays and interruptions that could impact travelers on Hwy 1 and some surface streets.

11. Correspondence: None

12. Adjournment

Meeting adjourned at 10:54 AM.

Submitted by: Kaite McGrew, *Commissions Manager*