



Santa Cruz County Mobile and Manufactured Home Commission

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MOBILE AND MANUFACTURED HOME COMMISSION MEETING MINUTES

DATE: November 21, 2024
LOCATION: United Way Community Room, (4450 Capitola Road, Ste 106, Santa Cruz, CA 95010)
PRESENT: Jean Brocklebank (*Chair - 1st District*), Henry Cleveland (*2nd District*), Rick Halterman (*5th District*), Charlene Solyman (*Vice Chair - WMA*),
EXCUSED: Candi Walker (*3rd District*), Richard Valdez (*4th District*)
ABSENT: Carol Lerno (*GSMOL*)
STAFF: Kaite McGrew (*Commissions Manager*), Suzanne Yang (*County Counsel*)
GUESTS: Jamie Sehorn (*District One Analyst*) and 7 members of the public attended.

1. Call to Order/Roll Call/Agenda Review
Meeting convened at 9:31 AM.
Agenda revised to correct the spelling of “Beautz”.
2. Approve *September 19, 2024 Meeting Minutes*
Motion to approve *September 19, 2024 Meeting Minutes*.
Motion/Second: Garza/Halterman
Motion passed unanimously.
3. Public Comment:
1 member of the public provided public comment.
4. County Supervisor Report
 - Sehorn reported that the Board voted to allocate CORE funding at Tuesday’s Board of Supervisors. Recipients included Meals on Wheels, (\$300K per year (25% decrease), and Grey Bears, (\$150K per year (a 23% increase)) for senior food services. Supervisor Koenig and Supervisor Cummings moved for more time to analyze awards and ensure that prioritization was given to basic needs, however the majority of the Board wanted to approve the recommended awards. Supervisor Koenig will continue working to reform the CORE process.
 - The RTC has not yet received the report on mobile home relocation costs and Supervisor Koenig is working to determine when this will happen so the MHP community can be informed and provide input.
5. New Business/Action Items:
 - 5.1. Follow-up on Amended County Parking Standards for New Manufactured Home Installations
Brocklebank gave an overview of how the new County parking requirements for new manufactured home installations may impact residents. The Commission discussed a variety of scenarios, including whether removal of guest parking might qualify as a reduction in services, guests using resident parking spaces, and residents parking in front of their homes in violation of fire lane requirements. Solyman reported that park owners are meeting with State authorities to discuss the County’s ordinances exceeding State requirements. Halterman reported that recent legislation

prohibits local oversight for use permits which may impact the County's ability to deny permits to transport new manufactured homes if parking space are insufficient to meet County requirements. Brocklebank expressed concern that park owners may not be enforcing Title 25 and allowing residents to use guest parking spaces because their carports are being used for storage. This topic may be revisited in 2025.

5.2. District One Mobile Home RTC Encroachment Update

Brocklebank shared developments related to the draft report. So far, draft report has not been presented to the RTC members yet, so presumably no final report available yet. Halterman says there may be one-on-one meetings with homeowners and RTC staff.

5.3. Consider Jan Beautz Award Candidates

Solyman suggested the late HOA President Clay Butler who worked to advance the interests of residents at Alimur Park. Brocklebank seconded the nomination. Although Alimur MHP is a resident-owned park, 42 spaces remain under the jurisdiction of Santa Cruz County Code 13.32. Cleveland will assist with drafting the award letter and Chairs will arrange to present the award.

Motion to award the 2024 Jan Beautz Award to Clay Butler

Motion/Second: Solyman/Halterman

Motion passed unanimously.

6. Commissioner Reports

6.1. District One (Brocklebank)

Brocklebank reported communicating with residents on a variety of matters in 8 MHPs including Blue and Gold, Castle, Country Villa, Carriage Acres, Old Mill, Ocean Breeze, Shangri-la, and Shoreline. Two issues may be good agenda topics for future meetings including how to calculate property taxes when there are private park-owned residences included in the valuation, and whether an HOA Board is allowed to vote on acceptance of a new residents. Yang will research issues related to Soquel Gardens and provide an update.

6.2. District Two (Cleveland)

Cleveland reported hearing that the expert's financial analysis of the Pinto Lake Estates Special Rent Adjustment Petition has been completed and Staff confirmed.

6.3. District Three (Walker): Not Present

6.4. District Four (Valdez): Not Present

6.5. District Five (Halterman):

Halterman reported that the MRLPP annual report is now available on www.hcd.ca.gov. The report indicated that although \$14.4 M was collected, there was an \$8M surplus resulting in difficulty securing continued funding. To ensure that the program is continued, residents are encouraged to participate in the program if they have need. There is a current lawsuit related to long-term lease eligibility for rent control and a hearing is expected to be held next year.

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

6.7. Western Manufactured Housing Communities (Solyman):

Solyman reported that Evans Management has been issuing notices about rent increases as they relate long-term leases pending legislative changes. Obtaining affordable insurance continues to be challenging as inspections are being conducted by insurance inspectors unfamiliar with mobile home ownership status and the responsibilities of the park owners in these situations.

7. Central Coast Resident-Owned Parks (ROP) Report:
Cleveland reported that the last ROP meeting featured representation from the Central Coast Fire Department to speak on fire prevention and safety regulations. Because of AB-2022, all parks would have had to draft new emergency plans with additional requirements in 2025, however, Governor Newsom vetoed it. Recent corporate responsibility legislation could cause problems for small HOAs in resident-owned parks who will now have to provide personally identifying information to the State.
8. Legislative Report:
Halterman reported that negotiations are underway for new legislation that could be introduced as early as December 2, 2024.
 - **(AB-2022) Mobilehome Emergency Preparedness Act** The bill passed but was vetoed by the Governor.
9. County Counsel Report: No Report
10. Staff Report:
Staff provided an update on venue scheduling for 2025. Three meetings have scheduling conflicts which would be remedied by starting at 11:30 AM. Staff will schedule all 2025 meetings with a start time of 11:30 pending confirmation from Commissioners not present.
11. Correspondence:
Commission reviewed correspondence from a resident in Castle Estates MHP.
12. Adjournment
Meeting adjourned at 10:44 AM.

Submitted by: Kaite McGrew, *Commissions Manager*