



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@santacruzcountyca.gov

www.sccmmhc.org

MOBILE AND MANUFACTURED HOME COMMISSION MEETING MINUTES

DATE: January 16, 2025

LOCATION: United Way Community Room, (4450 Capitola Road, Ste 106, Santa Cruz, CA 95010)

PRESENT: Jean Brocklebank (*Chair - 1st District*), Henry Cleveland (*2nd District*), Candi Walker (*3rd District*), Richard Valdez (*4th District*) Rick Halterman (*5th District*), Carol Lerno (*GSMOL*)

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

ABSENT: None

STAFF: Kaite McGrew (*Commissions Manager*), Suzanne Yang (*County Counsel*)

GUESTS: Jamie Sehorn (*District One Analyst*) and 12 members of the public attended.

1. Call to Order/Roll Call/Agenda Review
Meeting convened at 11:28 AM.

2. Approve *November 21, 2024 Meeting Minutes*
Motion to approve *November 21, 2024 Meeting Minutes*.
Motion/Second: Cleveland/Halterman
Motion passed unanimously.

Lerno arrived.

3. Public Comment:
4 members of the public provided public comment.

4. County Supervisor Report
Sehorn provided the following update on the sale of Soquel Garden MHP:
 - Soquel Gardens MHP has been sold to Harmony Communities with only nine homeowner residents remaining out of 20 spaces. The HCD will not issue the permit-to-operate until all outstanding issues have been addressed including the critical electrical and fire safety issues, but they are confident that Harmony will address them quickly and efficiently. Brocklebank added applicable MHP closure ordinances to the next meeting agenda as an informational item

5. New Business/Action Items:

5.1. District One Mobile Home RTC Encroachment Update

- Brocklebank provided an update on the status of the rail corridor encroachments at Castle and Blue and Gold Star MHPs. Residents received a June 2025 deadline by which they had to remove all encroachments or the RTC would conduct removals and attempt to recover the cost of such removal. Sehorn reported that Supervisor Koenig's office met with RTC senior staff to discuss next steps for the rail trail encroachment issue. The RTC is in the process of obtaining and reviewing legal documents, including lease agreements and park rules. Affected residents can contact Grace Blakeslee at the RTC to schedule a meeting with RTC staff on site to discuss encroachments on a case-by-case basis. The time it takes to resolve this matter in court has been factored into the

project timeline to keep the project on schedule. Halterman clarified that Castle is a nonprofit-owned park which may be under different regulatory requirements than an investor-owned park like the Blue and Gold Star. The final report is scheduled to be presented in June 2025. The RTC will work with HCD to encourage them to grant setback variances and otherwise minimize the impact on residents.

5.2. Consider Commission Bylaws Revision

Commission considered revising their bylaws to reflect their new regular meeting location and start time of 11:30 AM.

Motion to approve revisions to the Commission Bylaws

Motion/Second: Lerno/Halterman

Motion passed unanimously.

6. Commissioner Reports

6.1. District One (Brocklebank)

Brocklebank reported communicating with residents on a variety of matters in 5 MHPs including Carriage Acres, Ocean Breeze, Old Mill, Soquel Gardens, and Shangri-la. Commission would like to discuss the issue of park owners blocking the sales of mobile homes at a later meeting.

6.2. District Two (Cleveland) No Report

6.3. District Three (Walker): No Report

6.4. District Four (Valdez):

Valdez reported referring another resident to attorney Will Constantine for legal advice. Lerno shared some additional information about difficulties Watsonville residents are having on space rents being increased upon the sale of homes. Cleveland believes that Watsonville does have “vacancy control” which should prevent this from happening. Lerno believes the information should be provided in any transfers of ownership. Halterman recommended contacting the City Council.

6.5. District Five (Halterman):

Halterman reported that as of January 1, 2025, all long-term mobile home space leases are eligible for rent control. Park owners are attempting to use this change to negate existing leases and require new leases to be signed. Halterman spoke with Dawn Addis’s office who state they are willing to intervene in the RTC encroachment issue and help to determine whether the MORE program can provide financial assistance to residents impacted.

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

6.7. Western Manufactured Housing Communities (Solyman): Not Present

7. Central Coast Resident-Owned Parks (ROP) Report:

Cleveland shared that the Master Meter Conversion Project which has a goal of converting 50% of all California MHPs by 2030. Resident-owned parks are being impacted by the Corporate Transparency Act which requires all small businesses and HOA board members to report their personal identification information to the federal agencies. There is an effort underway to overturn the legislation.

8. Legislative Report:

Halterman reported that no MHP bills to date this year.

9. County Counsel Report: No Report

10. Staff Report:

Staff provided an update on newly contracted representation from *Legal Services for Seniors Monterey County* (LSSMC). The attorney working with residents is David Ramsey who previously served as Executive Director for California Rural Legal Assistance (CRLA) in Watsonville and is very familiar with local mobile home law. Residents from Old Mill and Pinto Lake Estates for both the General and Special Rent Adjustment petitions have received referrals. Pinto Lake residents have been advised that they are free to work with other legal representation, but a portion of those fees can only be paid by the Space Fee fund if their private attorney is willing to contract with the County and only for work done after the contract has been signed. No dates have been scheduled for settlement conferences or hearings yet, although the latest allowable dates have been determined and communicated to the residents for all three petitions.

11. Correspondence:

12. Adjournment

Meeting adjourned at 1:00 PM.

Submitted by: Kaite McGrew, *Commissions Manager*