

MOBILE AND MANUFACTURED HOME COMMISSION MEETING MINUTES

DATE: September 21, 2017
PLACE: Simpkins Swim Center, 979 17th Avenue, Santa Cruz, CA
PRESENT: Rick Halterman (5th District), Jean Brocklebank (1st District), Henry Cleveland (2nd District), David Allenbaugh (3rd District), Charlene Garza (Western Manufactured Home Association)
EXCUSED: Carol Lerno (Golden State Manufactured Homeowner's League)
ABSENT: Briana Del Franco (4th District)
STAFF: Aimee Mangan (Commissions Coordinator), Sharon Carey-Stronck (County Counsel), Angela Chesnut (Analyst, Supervisor Leopold)

- I. Call to Order/ Roll Call/ Agenda Review and Approval of Minutes
 - a.) Meeting was convened at 9:31 am
 - b.) Approve July 20, 2017 meeting minutes
Motion/Second: Brocklebank/Halterman. Passed unanimously.
- II. Community Input
None.
- III. Business/ Action Items
 - a.) Amend Commission Bylaws
 - 1.) Cleveland thanked Brocklebank for updating the Commission Bylaws.
 - 2.) Approve Amendments to Bylaws.
Motion/ Second: Halterman/ Brocklebank. Passed unanimously.
 - 3.) Amendments to County Code (approved in May) and Bylaws will be submitted to the Board of Supervisors.
 - b.) 2017 CPI Calculation/ 2018 Rent Adjustment Letter
 - 1.) Letters were sent to Park Owners in August.
 - 2.) Brocklebank is available to provide assistance with applying the formula.
 - c.) Space Fee Review
 - 1.) Discussion about current and potential litigation expenses.
 - 2.) After review, the Commission proposed a \$12 increase in space fees from \$26/year to \$38/year.
Motion/ Second: Brocklebank/ Garza. Passed unanimously.
 - d.) Commission meeting in Watsonville
 - 1.) Request to move this item to November Agenda and discuss it when District 4 representative is in attendance.
 - e.) Senior Legal Contract
 - 1.) County Counsel described the services that Senior Legal provides and the current contract provisions.
 - 2.) Comparable organizations that could provide legal representation and related expenses were discussed.
 - 3.) Brocklebank reported that she met with Halterman and Supervisor Leopold regarding legal representation.
 - 4.) County Counsel advised that Will Constantine is willing to assist Senior Legal in representing Pinto Lake at no charge. He has grant funding that will pay for his services.
 - 5.) Pinto Lake residents expressed satisfaction with the representation they

received at the end of the hearing.

IV. Reports

a.) Santa Cruz County Mobile/Manufactured Home Association Report:

- 1.) Recent meeting in August was lightly attended and informal.

b.) Commissioner Reports

1.) Halterman (5th District):

- a.) Provided an update on a mobile home park in Sunnyvale that is in the process of closing.
- b.) Received a call about a park owner in Watsonville who wanted to create a multi-year agreement with residents. Halterman urged meeting attendees not to enter into agreements exceeding 12 months in order to retain their right to representation.
- c.) Brocklebank encouraged Commissioners to connect residents to the Commissioner who represents their district.

2.) Garza (Western Manufactured Home Association):

- a.) WMA's owners convention is scheduled for October. She will provide updates on HCD regulations and new laws for 2018 at the November Commission meeting.

3.) Brocklebank (1st District):

- a.) Praised Cleveland for the written report he provides to his Supervisor after each Commission meeting. She encouraged other Commissioners to contact and update their Supervisor after meetings.

4.) Allenbaugh (3rd District):

- a.) An agreeable proposal regarding the people's gate at De Anza Park and a family with a child with disabilities has been reached.

c.) Legislative Report

- 1.) The California State Legislature passed AB 1269 Mobilehome Residents and Senior Protection Act, and it has been sent to the Governor. The GSOML website is a valuable resource for information about the bill and opportunities for advocacy. Additionally, emails of support can be transmitted through the Governor's website.

d.) County Counsel Report

- 1.) An overview of the recently filed Pinto Lake demurrer was provided.
- 2.) A case management conference is scheduled for November 20, 2017 at 8:30am in Department 10. The conference will be open to the public.
- 3.) Appreciation for the time and effort the Commissions Coordinator spent preparing a thorough administrative record and comparing the Pinto Lake hearing transcript to the audio recording was requested to be included in the minutes.

e.) County Supervisor Report

None.

f.) Staff Report

- 1.) Administrative record for Pinto Lake case was completed.
- 2.) Park List has been updated and is available online.
- 3.) Parties reached an agreement in Soquel Gardens general rent adjustment dispute that became effective on September 1, 2017.

g.) Correspondence/ Communications

None.

V. Adjournment at 11:01 am

Submitted: Aimee Mangan, Commissions Coordinator