



# Santa Cruz County Mobile and Manufactured Home Commission

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## MOBILE AND MANUFACTURED HOME COMMISSION MEETING MINUTES

DATE: September 16, 2021  
LOCATION: Meeting held remotely  
PRESENT: Jean Brocklebank (*Vice Chair - 1<sup>st</sup> District*), Henry Cleveland (*Chair - 2<sup>nd</sup> District*), Richard Valdez (*4<sup>th</sup> District*), Rick Halterman (*5<sup>th</sup> District*), Carol Lerno (*GSMOL*),  
EXCUSED: David Allenbaugh (*3<sup>rd</sup> District*), Charlene Garza (*WMA*)  
STAFF: Suzanne Yang, Esq. (*Assistant County Counsel*), Jamie Sehorn (*1<sup>st</sup> District Analyst*), Kaite McGrew (*Commissions Manager*)  
GUESTS: Megan Rhodes (Bay Federal) and 1 member of the public.

1. Call to Order/Roll Call/Agenda Review  
Meeting was convened at 9:31 AM.
2. Approve *July 15, 2021 Meeting Minutes*  
Minutes were amended to include additional information related to the reasonable rate of return on capital improvements.  
**Motion to approve the July 15, 2021 minutes as amended**  
Motion/Second: Lerno/Halterman  
**Motion passed unanimously.**
3. Public Comment
4. New Business/Action Items:
  - 4.1. 2021 Jan Beautz Award Selection  
Commission discussed potential candidates for the 2021 awards.  
**Motion to award the 2021 Jan Beautz Award to William Constantine.**  
Motion/Second: Brocklebank/Lerno  
**Motion passed unanimously.**
5. County Supervisor Report:
  - 5.1. 13.32 amendments were approved unanimously and will go into effect 30 days after the final reading on 9/28/2021
  - 5.2. Supervisor continues to work with the HCD and the Soquel Gardens MHP owner to resolve outstanding health and safety issues and restore the permit to operate. They are monitoring reports by residents of not receiving timely utility billing.
6. Commissioner Reports
  - 6.1. 1<sup>st</sup> District Report  
Brocklebank clarified that Soquel Gardens residents are not required to pay space rents until the park's permit to operate has been restored but remain responsible for payment of their utility bills or they are at risk for eviction. Brocklebank has been in contact with residents at Alimur park whose recent rent increase reflected increased property taxes and a "permanent pass-thru" amount that has been included in bills since 1998. Commission discussed property tax calculations. Official results of the Rail Corridor Boundary Encroachment Report will be discussed during the November meeting.

- 6.2. 2<sup>nd</sup> District Report:  
Cleveland reported that some California MHPs are not passing thru CARE discounts on utility bills.
- 6.3. 3<sup>rd</sup> District Report: No Report
- 6.4. 4<sup>th</sup> District Report:  
Valdez reported that Rancho Cerritos MHP has been purchased by a corporation.
- 6.5. 5<sup>th</sup> District Report  
Halterman encouraged Commissioners to take advantage of discounted GSMOL memberships if they are not already members.
- 6.6. Golden State Manufactured Homeowner's League (GSMOL) Report:  
Lerno reported that GSMOL urged MHPs to follow County health and safety requirements when reopening common areas.
- 6.7. Western Manufactured Housing Communities Association (WMA) Report: No Report
7. Central Coast Resident-Owned Parks Report  
Cleveland reported that County Public Works withdrew a requirement that MHPs must conduct camera inspections of their sewers after being advised that HCD has jurisdiction over MHP sewer system requirements.
8. Legislative Report
  - 8.1. **AB-861 (preventing park owners from restricting the subletting of mobile homes by tenants in the event that the park owner is subletting park-owned mobile homes)** passed and is awaiting the Governor's signature.
  - 8.2. **AB-1061 (restrictions on water pass-through)** passed and is awaiting the Governor's signature.
  - 8.3. **AB-361 (allowing Brown Act meetings to be held remotely during emergencies)** passed and is awaiting the Governor's signature. Could impact Commission meeting logistics.
  - 8.4. **AB-339 (requires remote access to Brown Act meetings for the public and allows Commissioners with health issues to attend remotely)** passed and is awaiting the Governor's signature. Could impact Commission meeting logistics. Elements of the bill conflict with AB-361.
9. County Counsel Report:  
Yang reported that County Counsel's office is in contract negotiations with Senior Citizens Legal Services.
10. Staff Report:  
All three MMHC recommendations from the July meeting went to the Board of Supervisors on August 24, 2021 and all were approved. The Sheriff's Community Room has been reserved for 2022 meetings. Bylaws will be amended to include the new meeting location during the November meeting.
11. Correspondence:  
Commission reviewed correspondence from Matt Machado, Director of County Public Works, related to a sewer inspection issue.
12. Adjournment  
Meeting was adjourned at 10:45 AM.

Submitted by: Kaite McGrew, *Commissions Manager*