



Santa Cruz County Mobile and Manufactured Home Commission

701 Ocean Street, Fifth Floor, Room 510
Santa Cruz, CA 95060
(831) 454-2772 Fax (831) 454-2411 TTY/TDD: 711
commissions@santacruzcountyca.gov
www.sccmmhc.org

Notice of Public Meeting and Agenda

DATE: Thursday, May 16, 2024
TIME: 9:30 AM to 11:00 AM
LOCATION: United Way of Santa Cruz County, 4450 Capitola Road, Ste 106, Capitola, CA 95010

****As a courtesy to those who are affected, kindly attend the meeting *scent-free* and *smoke-free*.****

1. Call to Order/Roll Call/Agenda Review
2. Approve *March 21, 2024 Meeting Minutes*
3. Public Comment: *Any person may address the Commission for a period not to exceed 3 minutes on matters within the Commission's jurisdiction. The Commission will not take action but may choose to follow up at a subsequent meeting.*
4. County Supervisor Report
5. New Business/Action Items:
 - 5.1. Election of Commission Chair and Vice Chair
 - 5.2. Consider 2025 Commission Schedule
6. Commissioner Reports
 - 6.1. District 1 (*Brocklebank*)
 - 6.2. District 3 (*Walker*)
 - 6.3. District 4 (*Valdez*)
 - 6.4. District 5 (*Halterman*)
 - 6.5. Golden State Manufactured Homeowners League (*Lerno*)
 - 6.6. Western Manufactured Housing Communities (*Garza*)
 - 6.7. District 2 (*Cleveland*)
7. Central Coast Resident-Owned Parks Report
8. Legislative Report
9. Staff Report
10. Correspondence
11. Adjournment

Next Meeting Scheduled for: 9:30 to 11:00 AM on Thursday, July 18, 2024

The County of Santa Cruz does not discriminate on the basis of disability, and no person shall, by reason of a disability, be denied the benefits of its services, programs, or activities. If you are a person with a disability and require assistance to participate in the virtual meeting, please call (831) 454-2772 or TTY/TDD:711 at least 72 hours in advance to make arrangements.



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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*



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Scheduled Meetings

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TIME: 9:30 AM – 11:00 AM
LOCATION: United Way of Santa Cruz County Community Room*
4450 Capitola Road, Ste 106, Capitola, CA 95010

***Changes to the schedule**, including special meetings, changes of location/date, or meeting cancellations, **will be listed on the website** at www.sccmmhc.org as soon as the information becomes available. Agendas will be posted 72 hours in advance of each meeting.

2025 MEETING DATES		
DATE	TIME	LOCATION
January 16, 2025	9:30 – 11:00 AM	United Way
March 20, 2025	9:30 – 11:00 AM	United Way
May 15, 2025	9:30 – 11:00 AM	United Way
July 17, 2025	9:30 – 11:00 AM	United Way
September 18, 2025	9:30 – 11:00 AM	United Way
November 20, 2025	9:30 – 11:00 AM	United Way

Public Participation

- Please check the meeting agenda to learn details about how to participate in the commission meeting.
- If you need special accommodation, please call 454-2935 or TDD: 711 (California Relay Service) at least 48 hours before the meeting.

Katherine McGrew

From: Shane Mckeithen
Sent: Monday, April 22, 2024 4:48 PM
To: Katherine McGrew
Subject: [Shane <> Kaite] RE: Opposition to AB-2387 (Hyperlinked - Supervisor's Letter to Asm. Pellerin)

Importance: High

Hi Kaite,

I hope this email finds you well. I wanted to follow up to share that Supervisor Koenig wrote a letter to Assemblymember Pellerin opposing AB 2387, in its current form. We delivered the letter to her office last week and attached the Fact Sheets (2) Commissioners Halterman and Brocklebank provided us, along with the letters from the Mobile & Manufactured Home Commission and the City of Watsonville. Given that the bill is currently held up in suspense and appears to be headed towards a similar fate as AB 1334, we appreciate the Commission's consideration of Manu's letter in lieu of a Chair letter.

As always, thank you for your time and service.

 [D1 Letter of Opposition _AB 2387 \(4.15.2024\).pdf](#)

Best,
Shane

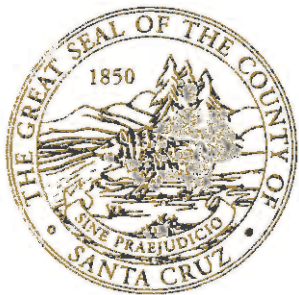
Shane D. Mckeithen, MPA
Supervisor's Analyst / Sr. Policy Analyst
County Supervisor Manu Koenig, First District
701 Ocean Street, Room 500, Santa Cruz, CA 95060
O: (831) 454-2200 / D: (831) 440-6833
E: shane.mckeithen@santacruzcountyca.gov

From: Katherine McGrew <Katherine.McGrew@santacruzcountyca.gov>
Sent: Wednesday, March 27, 2024 10:55 AM
To: Shane Mckeithen <Shane.Mckeithen@santacruzcountyca.gov>
Subject: RE: Opposition to AB-2387 - Letter from Henry Cleveland on behalf of the MMHC

Awesome! Thank you Shane!

From: Shane Mckeithen <Shane.Mckeithen@santacruzcountyca.gov>
Sent: Wednesday, March 27, 2024 10:54 AM
To: Katherine McGrew <Katherine.McGrew@santacruzcountyca.gov>
Cc: Manu Koenig <Manu.Koenig@santacruzcountyca.gov>
Subject: Re: Opposition to AB-2387 - Letter from Henry Cleveland on behalf of the MMHC

Understood. Thanks Kaite!
Shane



County of Santa Cruz

BOARD OF SUPERVISORS

701 OCEAN STREET, SUITE 500, SANTA CRUZ, CA 95060-4069
(831) 454-2200 • FAX: (831) 454-3262 TDD/TTY - Call 711

MANU KOENIG
FIRST DISTRICT

ZACH FRIEND
SECOND DISTRICT

JUSTIN CUMMINGS
THIRD DISTRICT

FELIPE HERNANDEZ
FOURTH DISTRICT

BRUCE MCPHERSON
FIFTH DISTRICT

April 15, 2024

The Honorable Gail Pellerin
State Capitol, P.O. Box 942849
Sacramento, CA 94249-0028

RE: Opposition to AB 2387

Dear Assemblymember Pellerin,

I am writing to express opposition to Assembly Bill 2387, in its current form. Despite the well intentioned language included in this bill, AB 2387 poses a serious threat to the availability of affordable housing, for low- and moderate-income residents.

Particularly, the language proposed in subsection (a)(2) undermines local zoning regulations and likely strips rent-control protections from newly authorized spaces, as authorized by Civil Code section 798.45, potentially leading to the loss of rent-controlled mobilehome spaces. I suggest eliminating subsection (a)(2) of proposed Government Code Section 65862.8 from AB 2387, reducing the scope of this bill to new spaces created from vacant land within mobilehome parks. This would safeguard existing rent-controlled units.

Thank you for your attention to this matter. I trust that you will carefully consider the aforementioned concerns, and take proactive measures to safeguard the interests of our community.

Sincerely,

MANU KOENIG, Supervisor
First District

Attachments:

Letter from the City of Watsonville
Fact Sheet In Opposition to AB 2387, As Now Written
SCC Mobile & Manufactured Home Commission's Letter



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