

MOBILE AND MANUFACTURED HOME COMMISSION MEETING

Agenda

**Simpkins Family Swim Center
979 17th Avenue, Santa Cruz, CA**

Janaury 21, 2016 9:30 AM

- I. Call to Order/Roll Call/Agenda Review and Approval of Minutes**
- II. Community Input**
- III. Business/Action Items**
 - a. Conversion Ordinance
 - b. Affordable Housing Programs expansion for residents in investor parks
 - c. Readiness-to-Serve water rates for individually metered spaces
- IV. Reports**
 - a. Santa Cruz County Mobile/Manufactured Homeowner Association
 - b. Vacancy –Fourth District
 - c. Commissioner Reports
 - d. Legislative Report
 - e. County Counsel Report
 - f. County Supervisor Report
 - g. Correspondence/Communications

ADJOURNMENT

The next Mobile and Manufactured Home Commission meeting is currently scheduled for time 9:30 a.m. on March 17, 2016 at the Simpkins Family Swim Center located at 979 17th Avenue, Santa Cruz, CA.

As a courtesy to those persons affected, please attend the meeting smoke and scent free. Please turn off cell phones. Mobilehome Commission By-Laws, Paragraph 7, Agenda states: Public participation in Commission meetings shall be allowed as follows: An opportunity for members of the public to directly address the Commission on any item on the agenda of interest to the public shall be provided before or during the Commission's consideration of the item. In addition, the agenda will provide for community input on the items not on the agenda, which are within the subject matter jurisdiction of the Commission, at the end of each regular meeting agenda. Community input must not exceed three (3) minutes in length per person, must be directed to an item not listed on today's Agenda, and must be within the jurisdiction of the Mobile and Manufactured Home Commission. **For further information, please contact the Commission office at 454-2772. Mobilehome Commission Website: <http://sccounty01.co.santa-cruz.ca.us/mhc/index.html>**

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. The meeting location is an accessible facility. If you are a person with a disability and require assistance in order to participate in the meeting, please contact Mary Thuerwachter at least 72 hours in advance of the meeting to make arrangements at 454-2772 or TDD 711 (California Relay Service) to translate your TDD call for the Commission staff. Persons with disabilities may request a copy of the agenda in an alternative format.

**ACTION MINUTES OF
THE MOBILE AND MANUFACTURED HOME COMMISSION MEETING**

DATE: January 21, 2016
PLACE: Government Center, 701 Ocean St., Santa Cruz, CA
PRESENT: Henry Cleveland, Rick Halterman, Carol Lerno, Jean Brocklebank, David Allenbaugh, Bonnie Lund
ABSENT: None
Staff: Mary Thuerwachter

November 19, 2015 minutes were approved.

Motion/Second: Brocklebank/Halterman

AYES: Cleveland, Brocklebank, Allenbaugh, Lerno, Halterman, Lund
NOES: None

The Chair will write a letter to County Counsel requesting that an attorney from the office be present at Mobile and Manufactured Home Commission meetings.

Motion/Second: Brocklebank/Halterman

AYES: Cleveland, Brocklebank, Allenbaugh, Lerno, Halterman, Lund
NOES: None

Bonnie Lund announced that she was resigning. She will contact Western Manufactured Home Association.

Submitted:

Mary Thuerwachter
Commissions Coordinator

MOBILE AND MANUFACTURED HOME COMMISSION MEETING

Agenda

**Simpkins Family Swim Center
979 17th Avenue, Santa Cruz, CA**

March 17, 2016 9:30 AM

- I. Call to Order/Roll Call/Agenda Review and Approval of Minutes**
- II. Community Input**
- III. Business/Action Items**
 - a. Welcome Commissioner Brianna del Franco – representing District 4
 - b. Affordable Housing Programs expansion for residents in investor parks
 - c. Readiness-to-Serve water rates for individually metered spaces
- IV. Reports**
 - a. Santa Cruz County Mobile/Manufactured Homeowner Association
 - b. Commissioner Reports
 - c. Legislative Report
 - d. County Counsel Report
 - e. County Supervisor Report
 - f. Staff report
 - g. Correspondence/Communications

ADJOURNMENT

The next Mobile and Manufactured Home Commission meeting is currently scheduled for time 9:30 a.m. on May 19, 2016 at the Simpkins Family Swim Center located at 979 17th Avenue, Santa Cruz, CA.

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**ACTION MINUTES OF
THE MOBILE AND MANUFACTURED HOME COMMISSION MEETING**

DATE: March 17, 2016
PLACE: Government Center, 701 Ocean St., Santa Cruz, CA
PRESENT: Henry Cleveland, Rick Halterman, Carol Lerno, Jean Brocklebank
ABSENT: David Allenbaugh
Staff: Mary Thuerwachter

November January 21, 2016 minutes were approved.

Motion/Second: Brocklebank/Halterman

AYES: Cleveland, Brocklebank, Allenbaugh, Lerno, Halterman, Lund
NOES: None

Submitted:

Mary Thuerwachter
Commissions Coordinator

MOBILE AND MANUFACTURED HOME COMMISSION MEETING

Amended Agenda

**Simpkins Family Swim Center
979 17th Avenue, Santa Cruz, CA
May 19, 2016 9:30 AM**

- I. Call to Order/Roll Call/Agenda Review and Approval of Minutes**
- II. Community Input**
- III. Business/Action Items**
 - a. Welcome Commissioner Charlene Garza – Western Manufactured Housing Communities Association (WMA)**
 - b. Election of Officers**
- IV. Reports**
 - a. Santa Cruz County Mobile/Manufactured Homeowner Association
 - b. Commissioner Reports
 - c. Legislative Report
 - d. County Counsel Report
 - e. County Supervisor Report
 - f. Staff report
 - g. Correspondence/Communications

ADJOURNMENT

The next Mobile and Manufactured Home Commission meeting is currently scheduled for time 9:30 a.m. on July 21, 2016 at the Simpkins Family Swim Center located at 979 17th Avenue, Santa Cruz, CA.

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MINUTES OF THE MOBILE AND MANUFACTURED HOME COMMISSION MEETING

DATE: May 19, 2016
PLACE: Simpkins Swim Center. 979 17th Avenue, Santa Cruz, CA
PRESENT: Henry Cleveland, David Allenbaugh, Charlene Garza, Rick Halterman, Jean Brocklebank, Briana Del Franco
ABSENT: Carol Lerno
Staff: Mary Thuerwachter
Guests: Aimee Mangan, Britt Harmssen

- I. Call to Order/ Roll Call/ Agenda Review and Approval of Minutes
Approved minutes of the meeting on March 17, 2016.
Motion/Second: Brocklebank/Halterman
Passed unanimously.

Britt Harmssen, EEO Officer and Aimee Mangan, incoming Commissions Coordinator introduced.

- II. Community Input
- 1.) Question about landlords being allowed to go into backyards for Annual Inspections when there is not an obvious problem.
Discussion ensued about different provisions that could call for this.
Answer from County Counsel: This issue is not addressed in our Ordinance and is probably answered by the park rules and/ or lease agreement.
 - 2.) Question about whether or not Park Rules prevail over State law related to storage units specifically.
Answer: State law ALWAYS prevails over local law. Local and/ or Park Law can be STRONGER than the state's but never weaken the State's Law.

- III. Business/ Action Items
- a.) Welcome Commissioner Charlene Garza – Western manufactured Housing Communities Association (WMA)
 - b.) Election of Officers:
 - 1.) Chair for 2016 Commissioner Cleveland
Motion/ Second: Brocklebank/ Allenbaugh. Passed unanimously.
 - 2.) Vice Chair for 2016: Commissioner Halterman
Motion/ Second: Brocklebank/ Allenbaugh. Passed unanimously.

- IV. Reports
- a.) Santa Cruz County Mobile/ Manufactured Homeowner Association: GSOML Update- they have hired a new lobbyist and formed a committee to look at their finances.

I. b.) Commissioner Reports:

- Del Franco and Brocklebank discussed visiting parks. Del Franco is doing outreach and has a letter of introduction to hand out.
- Garza discussed Emergency Disaster Planning.
- Allenbaugh discussed construction work at UCSC. He met with the University and got an agreement to get a Calendar from the University of when they will be working. Info is getting emailed out to residents and is on their website. He will continue to be the Liaison.
- Cleveland: Gas Meters Report about Master Meters three year trial at nine parks.

Discussion on whether or not the Gas Meter Report should be on MMHC website. Answer – No, not wise since it changes frequently.

ISD Request: Make sure MMHC webpage is up to date, including Minutes and new Commissioners(Charlene and Mike).

c.) Legislative Report:

1.) SB244: Injunctions (SB 244; amends Section 798.88 of the Civil Code and Section 85 of the Code of Civil Procedure).

The existing Mobile Home Residency Law authorizes the management of a mobile home park to obtain an order enjoining a continuing or repeated violation of a reasonable mobile home park rule as a limited proceeding in local superior court. SB 244 eliminates the January 1, 2016 sunset date and extends this provision indefinitely, thus making the provision permanent.

2.) AB2351: This would have allowed rent control for leases over 12 months. The bill failed in committee because committee members abstained or were a no show.

3.) Question from the floor about how to get the most up to date legislative information.

Answer: <http://www.leginfo.ca.gov/> You can type in a key word and then request that you receive information via email on that topic. The link is also on the County of Santa Cruz's Mobile Home Commission webpage.

4.) Discussion about how the Commission can recommend legislation to the board in our advisory capacity. The Commission itself cannot directly recommend legislation. N. Lee, (Monning's Aide) said he was interested in helping mobile home residents and that recommendations can be made by identifying problems in the community and what types of legislation we think would be helpful and you would like to have the Board support.

d.) County Counsel Report:

Question from the audience: Can County Counsel staff these meetings?

Answer: We will share this request with them.

e.) County Supervisor Report:

R. Christopher (Leopold's Aide) reported on the St. Stevens Senior affordable housing project groundbreaking, answered questions on the staffing of the commission by County Counsel.

f.) Staff Report

g.) Correspondence/ Communications

Adjournment

Submitted:

Aimee Mangan
Commissions Coordinator

MOBILE AND MANUFACTURED HOME COMMISSION MEETING

Amended Agenda

**Simpkins Family Swim Center
979 17th Avenue, Santa Cruz, CA**

July 21, 2016 9:30 AM

- I. Call to Order/Roll Call/Agenda Review and Approval of Minutes**
- II. Community Input**
- III. Business/Action Items**
 - a. a. CPI Index Letter
 - b. Fair Rate of Return Review
- IV. Reports**
 - a. Santa Cruz County Mobile/Manufactured Homeowner Association
 - b. Commissioner Reports
 - c. Legislative Report
 - d. County Counsel Report
 - e. County Supervisor Report
 - f. Staff report
 - g. Correspondence/Communications

ADJOURNMENT

The next Mobile and Manufactured Home Commission meeting is currently scheduled for time 9:30 a.m. on September 15, 2016 at the Simpkins Family Swim Center located at 979 17th Avenue, Santa Cruz, CA.

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MINUTES OF THE MOBILE AND MANUFACTURED HOME COMMISSION MEETING

DATE: July 21, 2016
PLACE: Simpkins Swim Center. 979 17th Avenue, Santa Cruz, CA
PRESENT: David Allenbaugh, Charlene Garza, Rick Halterman, Jean Brocklebank, Carol Lerno
EXCUSED: Henry Cleveland, Briana Del Franco
ABSENT:
Staff: Aimee Mangan

- I. Call to Order/ Roll Call/ Agenda Review and Approval of Minutes
Approved minutes of the meeting on May 19, 2016.
Motion/Second: Lerno/Brocklebank
Passed unanimously.

II. Community Input

- 1.) Question about master meter program update.

Answer: Referred to memo from County Counsel that if water readiness-to-serve amounts were to be challenged they would be challenged under the CA Mobilehome Residency Law.

- 2.) Question about solar panels and their cost.

Answer: They can NOT be passed through as a Capital Improvement.

- 3.) General Discussion:

Suggestions and resources for residents discussed.

III. Business/ Action Items

A. CPI Index Letter:

Base year MHP (1981) - mathematical calculation used annually.

Base Year RVs (1998)

Motion/Second: Lerno/Brocklebank

Passed unanimously.

b. Fair Rate of Return Review:

Motion/Second: Lerno/Brocklebank

Passed unanimously.

IV. Reports

a. Santa Cruz County Mobile/Manufactured Home Association:

New GSOML Legislative Lobbyist Esperanza Ross will be in town on Sept 17th from 10am- 12pm at Capitola City Council Chambers. Ross will be discussing the lobbying process.

b. Commissioner Reports:

Garza: WMA (Western Manufactured Housing Communities Association) has a scholarship fund available to students that live in Mobile Home communities. Multiple 1k scholarships are available. Park Owners usually send out applications. WMA website also has applications on it.

Lerno: Status quo, City of Capitola focus on parking lot: it's been a long process of five years since the big flood.

Villa Santa Cruz Park Report – Lerno has not been actively participating but knows there have been a lot of changes. The park is looking good and working well.

Allenbaugh: Monitoring university construction project still. Meeting with them monthly and notifying residents of the most up to date schedules.

University is following EIR now. Complaints have shifted from too much water vs. too little water being used.

He wants to meet the people over at Clearview. He has offered to attend a monthly meeting there but has not heard anything yet.

(City of SC does NOT have Rent Control for their Park residents, Mobile Home Residency Law does apply to them though.).

Halterman: Several months ago we discussed case in SF where rent control unit was closed. Tenants displaced. Court found against the City of SF. Since then that case was used in a different park closure (Palo Alto). Good news - it was dismissed, but it was dismissed on procedure so still some risk that it could re-occur.

Brocklebank: : Readiness to Serve controversy: A resident of Snug Harbor MHP has met with Senior Legal Services (C. Mendivil) in preparation for appealing, per the MRL, the readiness-to-serve charge billed by the park owner. This may be precedent setting for other parks' residents who want to challenge it. If anyone wants to be kept in the loop on this, provide J. Brocklebank with their email address.

Soquel Gardens: Their park was purchased by a local business owner (SC) about a year ago. Residents know the law and when they are seeing things not following the law they are making cordial interactions to get her up to speed. It has been working out.

c. Legislative Report: None given this month.

d. County Counsel Report: None given this month.

e. County Supervisor Report: Dave Reid from Supervisor Leopold's Office:

1.) Budget - the 16-17 Budget was passed in June.

2.) Board approved Ballot Measure for November ballot for TRIP (Transport Improvements). Questions should be directed to D. Reid (sales tax measure to go to local roads to support lift line, metro, rail trail, highway 1 auxiliary lanes, feasibility study). Important measure to support.

f. Staff Report:

A.) Ocean Breeze Manor MHP

On December 15, 2015 Ocean Breeze Manor MHP Owner sent the residents of the park a Notice of General Rent Adjustment Petition. On February 16, 2016 the residents filed a petition objecting to a challenging a general rent adjustment by the Park Owner.

The Hearing was held on April 25, 2016. Petitioners were represented by Julie Burge and Creighton Mendivil, Esq. The park owner, Albert Vierira was represented by C. William Dahlin, Esq.

The Order stated:

1. The protest and appeal by the residents is partially upheld;

2. The owner(s) of the MHP is entitled to the following rent increases under SCC Code 13.12.030
 - (ii) Capital improvements:
 - a) Fire hydrant & Backflow device: \$5.80
Passthrough: \$4.83
 - b) MHP Laundry Room capital improvements and passthrough charges shall not be charged or assessed to the park tenants and therefore denied;
 - c) The MHP Office improvements and passthrough charges shall not be charged or assessed to the park tenants and therefore denied;
 - d) Valley gutters \$4.97
Passthrough \$4.14

Charges are allowed

- e) The retaining wall and passthrough charges to the tenants are hereby allowed and limited as follows:
 - (1/2) of the retaining wall improvements \$6.50
 - (1/2) of the passthrough \$5.42
- f) Consumer Price Index Adjustment; Governement Tax and Fe increases and Mobile Home Space Fee are hereby allowed.

B.) Pinto Lakes MHP

Terry Dowdall, Esq is representing Pinto Lakes MHP and submitted a Special Rent Adjustment Petition in May. The Proposed Monthly Increase Based on this Petition is \$210.77 per unit. The Petition challenges the ordinance itself (claiming a fractional CPI increase does not provide a fair return). SCLS (Senior Citizens Legal Services)/ Creighton Mendivil, Esq. requested and received approval by County Counsel to authorize an expert to assist them with defending the petition. SCLS filed its Rebuttal to the Special Rent petition at Pinto Lakes in June. Objections include: filing of the petition was not timely, petition does not contain the material information required (was not served on residents and does not contain required material facts, and/or the petition is procedurally defective.

Originally a Meet and Confer and hearing were scheduled for June 29th and July 7th. SCLS requested a continuance. The Hearing Officer found good cause for SCLS' request for a continuance based on his statement that his clients and expert need further time to evaluate the subject petition.

Discussion: Waterhouse is also doing the same thing in Watsonville (Meadows Manor)...Watsonville has a different method of determining the process (City Manager oversees) and working things out.

Residents Update: Residents met with Mendivil and want to meet with some Commissioners after for support. 170 of 177 residents showed up to this meeting.

G. Correspondence/ Communication
No correspondence.

Adjournment at... 10:25 am

Submitted: Aimee Mangan, Commissions Coordinator

MOBILE AND MANUFACTURED HOME COMMISSION MEETING

Amended Agenda

**Simpkins Family Swim Center
979 17th Avenue, Santa Cruz, CA
September 15, 2016 9:30 AM**

- I. Call to Order/Roll Call/Agenda Review and Approval of Minutes**
- II. Community Input**
- III. Business/Action Items**
 - a. Park List- updating
- IV. Reports**
 - a. Santa Cruz County Mobile/Manufactured Homeowner Association
 - b. Commissioner Reports
 - c. Legislative Report
 - d. County Counsel Report
 - e. County Supervisor Report
 - f. Staff report
 - g. Correspondence/Communications

ADJOURNMENT

The next Mobile and Manufactured Home Commission meeting is currently scheduled for time 9:30 a.m. on October 13, 2016 at the Simpkins Family Swim Center located at 979 17th Avenue, Santa Cruz, CA.

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MINUTES OF THE MOBILE AND MANUFACTURED HOME COMMISSION MEETING

DATE: September 15, 2016
PLACE: Simpkins Swim Center. 979 17th Avenue, Santa Cruz, CA
PRESENT: Charlene Garza, Rick Halterman, Jean Brocklebank, Henry Cleveland, Briana Del Franco, Carol Lerno, Supervisor Leopold
EXCUSED: David Allenbaugh
ABSENT:
Staff: Aimee Mangan

I. Call to Order/ Roll Call/ Agenda Review and Approval of Minutes

Approved minutes of the meeting on May 19, 2016.

Motion/Second: Brocklebank / Lerno

Passed unanimously.

II. Community Input

a. Question about PG&E CARE Program (utilities).

Answer: Contact PG&E about qualifying for this program. Green Waste also provides discounted service for qualifying residents. Contact providers directly to get specific details.

III. Business/ Action Items

a. Park List- updating.

Commissioners received current county and state lists of parks within their districts. They will compare the two lists and provide updated information by November 17th Commission meeting.

Suggestion to make the first column reflect whether or not a park is Resident Owned (ROP).

Question by Commissioner Brocklebank about number of drains provided.

Supervisor Leopold will see if can get this information. Commissioners will not worry about this column while updating their list.

IV. Reports

a. Santa Cruz County Mobile/Manufactured Home Association:

Meeting information shared for Saturday, September 17th at Capitola City Council Chambers. Guest speaker Esperanza Ross coming.

Commissioner Brocklebank requested that alternative transportation modes be provided to potential meeting attendees such as bus lines and shuttle service to encourage participation.

b. Commissioner Reports:

Lerno/ Golden State Manufactured Homeowner's League (GSOML):

Things are going well overall. She will go to a Villa Santa Cruz (District 1) meeting and remind them of the rules and requirements related to sub-leasing, rentals and so forth.

Garza/ Western Manufactured Association (WMA): Provided PG&E updates- two meetings ago they selected a new contractor and things are moving forward WMA manages two properties that are involved in the first round. Meter placement seems to be a bit of an issue with residents.

Pressure testing will occur when the systems go live. Cost to the residents is unknown but not anticipated to be much. Commissioner Cleveland will follow up offline about Spring Lakes Park and the Legacy System.

Brocklebank/ 1st District: Calm summer overall, worked with Snug Harbor on an ongoing issue. Thanked Commissioner Garza for assisting with new owner at Soquel Gardens to get owner current on laws and the County's rent stabilization Ordinance, noted as a good example of collaboration.

Cleveland/ 2nd District: Announcement that meeting occurring on September 21st at Rancho Cerritos Mobile Home Park from 6 – 8 pm. Supervisor Caput will hear concerns of residents.

Del Franco/ 4th District: None.

Halterman/ 5th District: Pinto Lake Update – Nothing happening until Baar's report comes in at the end of the month. Residents have selected GSOML and are organizing (116 of 177 residents signed up). Waterhouse case in City of Watsonville is currently postponed. Commissioner Cleveland provided Pinto Lake Overview – Residents are being represented by Senior Citizens Legal Services. Meet and Confer occurred in August, another Settlement Conference was scheduled for October- a date has not been selected yet. GSOML update – Commissioner Halterman was asked to be on their election committee but another local resident will take the seat. Supervisor Leopold stated that the County will be vigorous in their defense of the 50% CPI if Waterhouse takes this beyond a decision the County likes.

General questions from audience: Question about tree that has fallen onto wall dividing resident property from commercial property behind it. Supervisor Leopold's office will check into this and be in contact with resident via email.

- c. Legislative Report: None given this month. Audience member inquired if anyone had information on AB 587 (Chau) that was on Governor's desk on August 15th.

The bill has been enacted and it creates an abatement program for mobilehome residents who cannot transfer title into their names due to delinquent taxes and fees that may have been incurred by prior owners. The bill also establishes notification requirements for the transfer of any ownership interest or transferring or creating any security interest in a mobilehome.

- d. County Counsel Report: None given this month.
- e. County Supervisor Report:
Supervisor Leopold inquired into whether or not residents were experiencing problems with vacation rentals at their parks. No problems

mentioned.

Shared recent Board of Supervisors activity: on Tuesday, September 13th they expanded Tobacco legislation to include e-cigarettes and they also added prohibitions to smoking in public places such as parks, town center areas and placed restrictions on where e-cigarettes can be sold.

Supervisors are also looking at housing issues including accessory units and affordable housing.

Question: Commissioner Lerno asked if there is a way to support ADUs being constructed in some locations.

Answer: Currently a consultant is looking at what others are doing in the country and a report to the Board is expected in January.

Question from Commissioner Brocklebank: I've been getting questions about mobile home parks - vacation rental ordinance - if a mobile home owner uses their home as a vacation rental are they subject to the same rules?

Answer: Yes, they would be included under the Ordinance.

Citizen Connect Map app shows where all of the vacation rentals are located in the County and provides a host of government information and ability for citizens to connect to the government.

Air BnB will pay taxes to our County (transient occupancy tax), current estimations are that half million dollars will be generated annually.

Leopold provided overview of the Vacation Rental Ordinance.

Commissioner Halterman stated that State Civil Code also covers mobile home rentals such as this and that would supersede County law.

f. Staff Report: CPI letters sent out.

g. Correspondence/ Communication
No correspondence.

Adjournment at... 10:25 am

Submitted: Aimee Mangan, Commissions Coordinator

MOBILE AND MANUFACTURED HOME COMMISSION MEETING

Amended Agenda

**Simpkins Family Swim Center
979 17th Avenue, Santa Cruz, CA**

November 17, 2016 9:30 AM

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The next Mobile and Manufactured Home Commission meeting is currently scheduled for time 9:30 a.m. on January 19, 2017 at the Simpkins Family Swim Center located at 979 17th Avenue, Santa Cruz, CA.

As a courtesy to those persons affected, please attend the meeting smoke and scent free. Please turn off cell phones. Mobilehome Commission By-Laws, Paragraph 7, Agenda states: Public participation in Commission meetings shall be allowed as follows: An opportunity for members of the public to directly address the Commission on any item on the agenda of interest to the public shall be provided before or during the Commission's consideration of the item. In addition, the agenda will provide for community input on the items not on the agenda, which are within the subject matter jurisdiction of the Commission, at the end of each regular meeting agenda. Community input must not exceed three (3) minutes in length per person, must be directed to an item not listed on today's Agenda, and must be within the jurisdiction of the Mobile and Manufactured Home Commission. **For further information, please contact the Commission office at 454-2772. Mobilehome Commission Website: <http://sccounty01.co.santa-cruz.ca.us/mhc/index.html>**

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. The meeting location is an accessible facility. If you are a person with a disability and require assistance in order to participate in the meeting, please contact Aimee Mangan at least 72 hours in advance of the meeting to make arrangements at 454-2772 or TDD 711 (California Relay Service) to translate your TDD call for the Commission staff. Persons with disabilities may request a copy of the agenda in an alternative format.

MINUTES OF THE MOBILE AND MANUFACTURED HOME COMMISSION MEETING

DATE: November 17, 2016
PLACE: Simpkins Swim Center. 979 17th Avenue, Santa Cruz, CA
PRESENT: David Allenbaugh (3rd District), Charlene Garza (Western
Manufactured Home Association), Rick Halterman (5th District),
Jean Brocklebank (1st District), Henry Cleveland (2nd District),
Carol Lerno (Golden State Manufactured Homeowner's League)
EXCUSED: Briana Del Franco (4th District)
ABSENT:
Staff: Aimee Mangan (Commissions Coordinator), T. Brooke Miller
(County Counsel)

- I. Call to Order/ Roll Call/ Agenda Review and Approval of Minutes
Approved minutes of the meeting on September 15, 2016.
Motion/Second: Halterman/ Brocklebank
Passed unanimously.
- II. Community Input: None
- III. Business/ Action Items
 - a. Park List Updating:
 - 1.) Commissioners will email Commissions Coordinator their updated lists – Commissioners will confirm and update Parks within their District.
 - 2.) Request for Park Owners to be listed in capital letters, and for Managers if different to also be capitalized so that it is visually easy to see.
 - 3.) Only Parks that pay Space Fees will be included. (Commissions Coordinator will check to see status of Red, White and Blue to determine if they will go on the list or not.)
 - 4.) This information will be put into a spreadsheet.
- IV. Reports
 - a. Santa Cruz County Mobile/Manufactured Home Association:
Audience member, John Mulhern provided an overview of the SCCMMHA.
 - b. Commissioner Reports:
 - I. Golden State Manufactured Homeowner's League (GSOML):
 - 1.) Halterman (5th District) shared that at September 17th meeting the guest speaker, lobbyist Esperanza Ross shared she is looking into statewide zoning. Last year there was a Bill on long term leases, it is not being supported by GSOML at this time
Lerno asked if Rent Control was discussed. Answer was no, it was not discussed at the meeting.
 - 2.) Lerno promoted ECHO as a resource (The Educational Community for Homeowners - a nonprofit membership corporation dedicated to assisting California homeowners associations.)
 - 3.) Lerno let audience know that Commissioners are available to answer questions and assist tenants as needed.
 - II. Western Manufactured Association (WMA):

- 1.) Garza provided information on Bills and Laws that will go into effect on January 1, 2017 (AB 587, SB 944, SB 1092, AB 54, AB 551, AB 1732, AB 2819, SB 814, SBX2 5, and SB 1234).
- 2.) Garza reported that a Park Owner win this year was the Tax Abatement Program.
- 3.) Audience member asked how residents are supposed to get informed of changes such as Bills and Laws. Garza and Brocklebank responded that park owners/ managers are required to provide them to tenants if asked. Homeowner Associations are also a great way to get the word out to residents.
- 4.) Unlawful Detainer Proceedings (AB2819, Chapter 336) was discussed related to tenants who have gone to court related to eviction. Records will not be available via Public Record or impact people's credit reports.

III. District 3:

- 1) Allenbaugh reported that after two years of discussion, De Anza Park will be getting a gate.
- 2.) Construction continues at UCSC and they appear to be following EIR requirements.
- 3.) He is monitoring the usage of mobile manufactured homes being used by family members for vacationing. It is not currently a problem and he does not have knowledge of money being collected (i.e. airbnb, vrbo).
- 4.) Question posed by Brocklebank about De Anza Park: After losing rent control, De Anza residents had difficulty selling their homes for more than \$5,000 - \$10,000 in many cases. Is demand by employees of Silicon Valley businesses inflating the selling price of homes at De Anza?

Allenbaugh responded affirmatively to question about if housing prices over the hill are impacting prices in his park. Home and rental prices are dramatically increasing and homes are selling quickly. Discussion ensued of De Anza space rents and grandfathered residents who hold 34 year leases.

IV. Brocklebank/ 1st District:

- 1.) Worked with Antonellis Park re: Park Rules.
- 2.) Working with Snug Harbor residents on invoice billings re: readiness to serve water charges.
- 3.) Provided information to Forest Glen related to making a rent adjustment.
- 4.) She has been working with Garza and Soquel Gardens residents on how to do a Notice of Rent Adjustment.
- 5.) Responded to a water billing question related to Rodeo Mobile Estates.
- 6.) Interacted with City of Santa Cruz Water Department to get the correct water rates up on their web site.

V. Cleveland/ 2nd District:

- a.) No update on Pinto Lakes at this time since the Petition Expert Report has not come in yet. Plaintiff took two months to get initial information

back and has now provided a 500 page report. A second settlement conference will occur once the Petition Expert Report has been completed.

b.) Gate is desired in Cleveland's park due to illicit activity occurring at the park.

- c. Legislative Report: See section IV.B.II.1-4 above.
- d. County Counsel Report:
Miller made announcement that Sharon Carey-Stronck will be the new County Counsel support to the Commission and will attend meetings in the future.
- e. County Supervisor Report: None given.
- f. Staff Report: None given.
- g. Correspondence/ Communication
No correspondence.

Adjournment at... 10:10 am

Submitted: Aimee Mangan, Commissions Coordinator