

County of Santa Cruz

BOARD OF SUPERVISORS

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JOHN LEOPOLD
FIRST DISTRICT

ZACH FRIEND
SECOND DISTRICT

RYAN COONERTY
THIRD DISTRICT

GREG CAPUT
FOURTH DISTRICT

BRUCE MCPHERSON
FIFTH DISTRICT

February 11, 2020

Dear Members of the Mobile and Manufactured Home Commission:

Thank you for submitting your report highlighting the activities of the Mobile and Manufactured Home Commission in 2018 and 2019. While Board members review the Commission's minutes as they are received, we appreciate the opportunity to have this overview of the various issues considered by the Commission over the past two years. Your next report highlighting the Commission's work during calendar years 2020 and 2021 will not be due until January 31, 2022.

Again, thank you for your report and for supporting the work of County government.

Sincerely,

GREG CAPUT, Chairman
Board of Supervisors

GC:jr

cc: Clerk of the Board



County of Santa Cruz Board of Supervisors

Agenda Item Submittal

From: Board of Supervisors: Administration
(831) 454-2200

Subject: Biennial Report of the Mobile and Manufactured Home Commission

Meeting Date: February 11, 2020

Recommended Action(s):

- 1) Accept and file the report prepared by Mobile and Manufactured Home Commission highlighting their activities during calendar years 2018 and 2019; and
- 2) Direct the chairman to thank the members of the Mobile and Manufactured Home Commission for their work on behalf of County government.

Executive Summary

Accept and file the report prepared by the Mobile and Manufactured Home Commission highlighting their activities during calendar years 2018 and 2019.

Background

The purpose of this report is to highlight the activities, accomplishments and future goals of the board during calendar years 2018 and 2019.

Submitted by:

Greg Caput, Chair, Board of Supervisors

Attachments:

Mobile and Manufactured Home Commission 2018-2019 Biennial Report



Santa Cruz County Mobile and Manufactured Home Commission

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Santa Cruz County Mobile and Manufactured Home Commission 2018 - 2019 Biennial Report

1. THE ROLE OF THE COMMISSION

The Mobile and Manufactured Home Commission is an advisory body to the Board of Supervisors on issues affecting the mobile and manufactured home community in Santa Cruz County. The Commission was established to:

- a. Study proposed State and Federal legislation relating to mobile home living, and make recommendations regarding such legislation to the Board of Supervisors;
- b. Assess the needs of persons living in mobile homes and make recommendations to the Board on matters under the Board's jurisdiction;
- c. Make recommendations to the Board of Supervisors no later than September 1st of each year pursuant to SCCC 13.32.092;
- d. Consider and advise the Board of Supervisors on other matters related to mobile home living;
- e. Hold meetings in mobile home parks within the County, to increase the ability of interested citizens to participate in the work of the Commission; and
- f. Accept public input on any matter within the jurisdiction of the Commission.

2. MEETINGS DATES, TIME, AND LOCATION

Mobile and Manufactured Home Commission meetings are scheduled for the third Thursday of every other month (January, March, May, July, September, and November), from 9:30 until 11:00 AM at the Simpkins Family Swim Center (979 17th Avenue, Santa Cruz, CA 95062).

No regularly scheduled meetings were canceled during the reporting period.

3. COMMISSION STRUCTURE

The Mobile and Manufactured Home Commission is composed of seven voting members; one appointed by each of the five County Supervisors to represent their districts, and two at-large seats representing the *Golden State Manufactured Homeowner's League* (GSMOL) and the *Western Manufactured Home Communities Association* (WMA) respectively. Elections for Commission Chair and Vice Chair are held each year during the May regular meeting.

On December 31, 2019, the Mobile and Manufactured Home Commission membership was as follows:

District	Commissioners
1 st District	Jean Brocklebank (Vice Chair)
2 nd District	Henry Cleveland (Chair)
3 rd District	David Allenbaugh
4 th District	Vacancy
5 th District	Rick Halterman
Golden State Manufactured Homeowners League (GSMOL)	Carol A. Lerno
Western Manufactured Home Communities Association (WMA)	Charlene Garza

No Commissioners resigned or were replaced during the reporting period. Commissioner Allenbaugh was reappointed to the Commission on March 26, 2019. No new Commissioners were appointed during the reporting period. Commissioner Del Franco's seat was vacated (as required in section three (3) of the Commission Bylaws), and the Fourth District has remained unrepresented since May 2018.

4. COMMISSION STAFF

The role of *Commissions Coordinator* experienced some turnover during the reporting period. Britt Harmssen, EEO Officer, temporarily staffed the Commission until the position could be filled. In July of 2018, Kaite McGrew was hired as *Commissions Coordinator* and has staffed the Commission for the remainder of the reporting period.

Between Commissions meetings, County Staff was available by phone, email, or in person for information and referrals. The County EEO Commissions Office is located in the County Government Center (701 Ocean Street, Room 510, Santa Cruz, CA 95060).

5. ATTENDANCE

Please see attached *Mobile and Manufactured Home Commission 2018-2019 Attendance Report*

6. COMMISSION ACTIVITIES AND ACCOMPLISHMENTS

The Commission's priorities and subsequent activities are determined by the Commission's mandate and emerging needs as expressed by the community and identified by the Commissioners.

During the reporting period, the Commission conducted the following business:

- Held twelve publicly noticed meetings at the Simpkins Family Swim Center in District 1, where 43 of Santa Cruz County's 86 mobile home parks are located.
- Under the terms of Section 13.32.030(D)(3) of the Santa Cruz County Code, monitored the *San Francisco-Oakland Consumer Price Index – All Urban Consumers Category*, and notified park owners of allowable space rent adjustments via first class mail and on the website.

- Reviewed space fee trust fund income and expenses, and, in 2018, recommended to the Board of Supervisors (via the *Unified Fee Schedule*) that the 2019 space fee be increased from \$26/space per year to \$38/space per year. In 2019, recommended to the Board of Supervisors that the 2020 space fee remain at \$38/space per year. Deposits from fees collected during the reporting period amounted to \$52,650 in 2018 and \$76,494 in 2019.
- Recommended to the Board of Supervisors that the reasonable rate of return for qualified capital improvements remain at 12% for calendar years 2019 and 2020 respectively, to be applied as described in Santa Cruz County Code 13.32.030(D)(4).
- Recommended to the Board of Supervisors that they amend Title 13 of the Santa Cruz County Code by adding the proposed *Chapter 13.31, Mobile Home Park Closure Ordinance*. The proposed legislation would protect mobile and manufactured home residents from park closures and preserve affordable housing stock in Santa Cruz County
- Heard concerns from members of the public about issues specific to their parks and consulted individually, in person and on the phone, as appropriate.
- Maintained a website with resources of interest to the mobile and manufactured home community. In 2018, added a map identifying every park in the County and updated the park contact lists. In 2019, obtained an abbreviated domain name (www.sccmmhc.org) to facilitate sharing website resources with the community.
- Re-elected Chair Cleveland and Vice Chair Brocklebank in both 2018 and 2019.
- Updated Commission Bylaws to reflect changes in procedure and changes to Brown Act notice requirements, as well as adding consistency of language where appropriate.
- Monitored a new contract with California Rural Legal Assistance (CRLA) to provide legal services to mobile and manufactured home park residents and subsequent contract renewals for both CRLA and Senior Legal Services.
- Attended meetings at mobile home parks in their Districts and other community meetings as appropriate. Commission Officers observed the Beachcomber Mobile Home Park Board of Directors election.
- Monitored local land developments and their impact on adjacent parks.
- Monitored local and trade press coverage of issues related to the mobile and manufactured home community.

During the reporting period, the Commission monitored the following litigation and disputes:

- Eight new referrals to legal service providers for legal consultation
- Resolution of an ongoing petition for a hearing on general rent adjustments at Alimur Park which was settled by the parties.
- Ongoing litigation in the Pinto Lakes lawsuit against the County challenging the Rent Stabilization Ordinance. The lawsuit was dismissed in 2018 and the decision is being appealed.
- Two new petitions for hearings filed, challenging general rent adjustments in *Forest Glen Mobile Home Park* and *Pleasure Point Mobile Manor* mobile home park respectively. The Forest Glen resident petition was dismissed by the Hearing Officer due to the residents' failure to make a good faith effort to meet and confer with park management before filing

the petition. The Pleasure Point petition was heard by Hearing Officer Bryan Hackett, who ruled in favor of the park residents due to park management's failure to make a good faith effort to meet and confer with park residents.

- The potential impact of a Superior Court ruling (*Bernosky v. Equity Lifestyles Properties (ELP)*) setting aside the arbitration requirement for individual lease agreements on park residents who have arbitration requirements in their leases but wish to use legal services provided by AB 3066.

During the reporting period, the Commission monitored the following State and local legislation impacting the mobile and manufactured home community:

- Permitting jurisdiction for mixed-use buildings in mobile home parks.
- Mobile home transport and installation permitting requirements and enforcing agencies.
- Clarification of SCCC Chapter 13.32 related to fair rate of return calculations on qualified capital improvements.
- Application of SCCC Chapter 13.34, Temporary Rentals of Mobile Homes (relative to the *Mobilehome Residency Law (MRLA)*) and market rate rental of sublet mobile homes.
- Implementation of the *Mobile Home Park Resident Ownership Proposition (MPROP)*: a \$40M fund to loan approved mobile and manufactured home residents money to purchase their parks and become resident-owned parks.
- AB 3066: State legislation establishing the *Mobile Home Dispute Resolution Fund* administered by HCD to enforce the MRLA.
- New reporting requirements for mobile home parks subject to the *Davis-Stirling Act*.
- WMA efforts to amend the MRLA allowing park management to better screen applicants.

During the reporting period, the Commission monitored the following utilities, services and programs impacting the mobile and manufactured home community:

- PG&E mobile home park utility upgrades to remove legacy systems and improve energy delivery at several parks.
- Readiness-to-Serve fees and water districts for mobile home park water sources.
- Expansion of local high-speed broadband services into under-utilized areas, including several mobile home parks.
- Termination of Comcast right-of-access fee payments to mobile and manufactured home parks.
- California Public Utility Commission (CPUC) consideration of a plan to provide electricity only (instead of both natural gas and electricity) to mobile home parks.
- Solar power as a revenue stream in resident-owned parks.
- Park-wide water and sewer system replacements and capital improvement pass-through limits.
- County Adult Protective Services interventions and presentations in mobile home parks.
- Issues related to lenders in mobile and manufactured home property sales.

- Frank J. Evans Charitable Foundation college scholarships awarded to students who live in Santa Cruz County mobile home parks.
- Implementation of HCD's *Mobilehome Registration Fee and Tax Waiver Program* and *California Association of County Treasurers and Tax Collectors* (CACTTC) opposition to it.
- HCD's *Mobilehome Earthquake & Tsunami Preparedness* community education.

During the reporting period, the Commission heard reports from the following community partners:

- In 2018, *Director Jenny Panetta (Santa Cruz County Housing Authority)* reported on changes to Section 8 voucher and home ownership programs which benefit the mobile and manufactured home community.
- In 2019, *Deputy Executive Director Mark Failor (Santa Cruz County Housing Authority)* clarified the Housing Authority process to ensure that subsidized mobilehome rents align with State and County rent stabilization requirements.
- *Attorney William Constantine* reported on findings from the *CRLAF-Bay Federal Mobile Home Park Closure Study*.
- Chair Cleveland and Commissioner Lerno reported on *GSMOL* activities and events.
- Chair Cleveland reported on *Central Coast Resident-Owned Parks* activities and events.
- *Megan Rhodes (Vice President and Chief Lending Officer for Bay Federal Credit Union)* reported on proposed R-MH Title 14 amendments protecting park zoning in Watsonville
- *Britt Harmssen, County EEO Officer*, reported on the *Santa Cruz County Operational Plan* and strategies and objectives of interest to the mobile and manufactured home community.

During the reporting period, the Commission participated in the following special projects:

- Presented a letter declaring Mark Stone "MMHC Legislator of the Year" for his efforts in securing the passage of Assembly Bill 3066 which benefits mobile and manufactured home communities throughout the state.
- Initiated the first annual *Jan Beautz Award* recognizing former Commissioner Mardi Brick for her outstanding service and significant contributions to the mobile and manufactured home community.

7. FUTURE GOALS AND RECOMMENDATIONS

In 2020-2021, the Mobile and Manufactured Home Commission will endeavor to:

- Monitor issues impacting the Santa Cruz County mobile and manufactured home community and make recommendations to the Board of Supervisors as needed.
- Monitor State and local legislation that impacts the mobile and manufactured home community and make recommendations to the Board of Supervisors as needed.
- Monitor and advocate for affordable housing stock in mobile and manufactured home parks.
- Promote public attendance and participation at Mobile and Manufactured Home Commission meetings.

- Promote awareness of the Commission in the mobile and manufactured home community through community outreach, provision of resources, and holding meetings in mobile home parks throughout the County as appropriate.
- Promote awareness of the Commission through promotion of and participation in special events of interest to the mobile and manufactured home community (e.g. presentation of an annual *Jan Beautz Award*, or HCD mobile office events.)

In 2020-2021, the Mobile and Manufactured Home Commission recommends that the Board of Supervisors take the following actions:

- Continue to recruit for a Commissioner to represent the Fourth District
- Continue to provide local policy leadership to foster and sustain affordable housing stock in Santa Cruz County mobile and manufactured home parks.
- Continue to support legislation upholding rent control in Santa Cruz County mobile and manufactured home parks.
- If necessary, pursue litigation to defend local ordinances that protect affordable housing stock in Santa Cruz County mobile and manufactured home parks.

Approved by the *Mobile and Manufactured Home Commission* at the January 16, 2020 regular meeting.

Respectfully submitted on behalf of the *Santa Cruz County Mobile and Manufactured Home Commission*,


Henry Cleveland, *Commission Chair*

January 16, 2020
Date


Jean Brocklebank, *Commission Vice Chair*

January 16, 2020
Date

MOBILE AND MANUFACTURED HOME COMMISSION

2018 ATTENDANCE REPORT

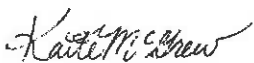
District/Supervisor	Commissioner	Jan 2018	Mar 2018	May 2018	July 2018	Sept 2018	Nov 2018
1 st District Supervisor John Leopold	Jean Brocklebank Vice Chair	P	P	P	P	P	P
2 nd District Supervisor Zach Friend	Henry Cleveland Chair	E	P	P	P	P	P
3 rd District Supervisor Ryan Coonerty	David Allenbaugh	A	P	E	P	E	P
4 th District Supervisor Greg Caput	Brianna Del Franco	A	A	A	-	-	-
5 th District Supervisor Bruce McPherson	Rick Halterman	P	P	P	P	P	E
Golden State Manufactured Homeowners League	Carol A. Lerno	P	A	P	E	E	P
Western Manufactured Housing Communities Association	Charlene Garza	P	E	P	E	P	E

Attendance: P=Present A=Absent E=Excused (-)= Not Seated

2019 ATTENDANCE REPORT

District/Supervisor	Commissioner	Jan 2019	Mar 2019	May 2019	July 2019	Sept 2019	Nov 2019
1 st District Supervisor John Leopold	Jean Brocklebank Vice Chair	P	P	P	P	P	P
2 nd District Supervisor Zach Friend	Henry Cleveland Chair	P	P	P	P	P	P
3 rd District Supervisor Ryan Coonerty	David Allenbaugh	P	P	P	E	P	P
4 th District Supervisor Greg Caput	Vacancy	-	-	-	-	-	-
5 th District Supervisor Bruce McPherson	Rick Halterman	P	P	P	P	P	P
Golden State Manufactured Homeowners League	Carol A. Lerno	P	P	P	P	P	E
Western Manufactured Housing Communities Association	Charlene Garza	P	P	P	E	E	P

Submitted:



Kaite McGrew

Commissions Coordinator

January 16, 2020

Date