



Santa Cruz County Mobile and Manufactured Home Commission

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Santa Cruz County Mobile and Manufactured Home Commission 2020 - 2021 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. As outlined in SCCC Chapter 2.64.050 powers and duties, 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. During the reporting period, the Commission met remotely or at the Simpkins Family Swim Center (979 17th Avenue, Santa Cruz, CA 95062) during in-person meetings. The Commission's in-person meeting location will move to the Santa Cruz County Sheriff's Community Room in 2022.

- During 2020, one regularly scheduled meeting was canceled for health and safety reasons during the pandemic immediately following Governor Newsom's initial Stay-at-Home order.
- During 2021, no regularly scheduled meetings were canceled.

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, 2021, 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	Richard Valdez
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 Richard Valdez was appointed to the Commission on September 1, 2020. Commissioners Lerno and Garza were reappointed to the Commission on March 9, 2021. Commissioners Brocklebank, Cleveland, and Halterman were reappointed to the Commission on March 23, 2021.

4. COMMISSION STAFF

Kaite McGrew (*Commissions Manager*) staffed the Commission for the entirety 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 2020-2021 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 eleven publicly noticed meetings either remotely or 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 both 2020 and 2021, recommended to the Board of Supervisors that the space fee remain at \$38/space per year for both 2021 and 2022 respectively. Deposits from fees collected during the reporting period amounted to \$76,228 in 2020 and \$76,993.70 in 2021.
- Discussed Santa Cruz County Code Chapter 13.32.030(D)(4) reasonable rate of return on capital improvements provision and heard public comment on the matter in both 2020 and 2021.
- Recommended to the Board of Supervisors that the reasonable rate of return for qualified capital improvements remain at 12% for calendar years 2021 and 2022 respectively, to be applied as described in Santa Cruz County Code Chapter 13.32.030(D)(4).
- Recommended to the Board of Supervisors that they amend SCCC Chapter 13.32.070 and 13.32.080 to extend rent control to inherited mobile homes and provide mobile homeowners with the right to challenge unlawful individual rent increases in court.
- 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.
- Re-elected Chair Cleveland and Vice Chair Brocklebank in both 2020 and 2021.
- Updated Commission Bylaws to reflect changes in procedure and the Commission's new meeting location for in-person meetings when they resume in 2022.
- 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:

- On April 14, 2020 the Board of Supervisors adopted a resolution suspending the rent stabilization hearing process indefinitely for health and safety reasons because of the COVID-19 pandemic. Although the petition hearing process was suspended, there were 8 new referrals to Senior Legal Services for consultation on issues related to SCCC Chapter 13.32 continued, and several matters were resolved outside of the petition hearing process.
- In January of 2020, before suspension of the hearing process, Shoreline Mobile Home Park residents filed a general rent increase petition disputing the fair rate of return on capital improvements calculation. A hearing date was set for March 2, 2020, but the petition was withdrawn after a settlement conference on February 25, 2020.
- Litigation in the Pinto Lakes lawsuit against the County challenging the Rent Stabilization Ordinance was ongoing. The lawsuit was dismissed in 2018 and the owners appealed the decision. During the reporting period, the demurrer at the trial court level was decided in favor of the County/residents. At the time of this report, the owner has 180 days from the date of service of judgment to appeal the decision.

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

- AB-339 (requiring remote access to the public for all Brown Act meetings)
- AB-361 (allowing Brown Act meetings to be held remotely during emergencies)
- AB-861 (preventing park owners from restricting subletting of mobile homes by tenants in the event that the park is subletting park-owned mobile homes)
- AB-978 (mobile home space rent caps)
- AB-992 (social media communications under Brown Act jurisdiction)
- AB-272 (compensation for mobile homeowners unable to relocate when a MHP closes and closes a rent-control loophole)
- AB-1061 (restrictions on water pass-through)
- AB-2690 Mobilehome parks: local ordinances (removes new construction rent control exemption in areas that have rent control ordinances)
- AB-2782 Mobilehome parks: change of use
- AB-2895 (rent caps for mobile home parks)
- AB-3066: establishing the *Mobile Home Dispute Resolution Fund* administered by HCD to enforce the MRLA
- SB-50 “MORE Homes Act”
- SB-64 (COVID emergency relief)
- SB-915 (emergency relief from mobilehome owners during the COVID-19 pandemic)
- SB-999 (removes long-term lease exemption for rent control)
- SB-1117 master meter customer: electrical or gas services
- SCCC Chapter 13.32 reasonable rate of return on capital improvements provision and public comment on the matter.
- SCCC Chapter 13.32.070 and 13.32.080 amendments to extend rent control to inherited mobile homes and provide mobile homeowners with the right to challenge unlawful individual rent increases in court.

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

- 2020 Census outreach efforts and promoted MHP resident participation
- California Coast Resident-Owned Park Association activities
- California Public Utilities Commission (CPUC) activities related to master meter conversions
- CPUC decision requiring new language to protect mobile homeowners in written utility conversion agreements
- Changes to Santa Cruz City water surcharges for Live Oak residents, many of whom live in MHPs
- *Equal Access Santa Cruz Project* (EASC) progress bringing broadband to 263 homes in 7 Soquel and Live Oak MHPs

- Frank J. Evans Charitable Foundation college scholarships awarded to students who live in mobile home parks, including a local student who received a scholarship for the third consecutive year
- Golden State Manufactured-Home Owners League (GSMOL) discounted memberships
- HCD Mobilehome Inspection Program audits in local parks and subsequent outcomes
- HCD *Mobilehome Registration Fee and Tax Waiver Program* implementation
- HCD Mobilehome Residency Law Protection (MRLP) Program and promoted program participation
- Local and State eviction moratoriums and emergency rental assistance resources during the pandemic
- Mobile home park reduction of in congregant amenities (e.g., swimming pools, gyms, community rooms, laundry rooms, etc.) for health and safety reasons, resident concerns and park responses
- Renewal of Senior Citizens Legal Services contract providing legal consultation and representation to MHP residents related to the SCCC Chapter 13.32 petition hearing process
- PG&E Public Safety Power Shutoffs (PSPS) refunds in master meter parks
- PG&E California Alternate Rates for Energy Program (CARE) discounts in master meter parks
- Solar paneling permit criteria and generator specifications for alternate power
- HCD MHP permit-to-operate expirations and rent requirements for residents
- State and local COVID-19 data and County pandemic response efforts including vaccine distribution
- Impact of the CZU Lightning Complex wildfires and County response efforts including the establishment of a County Office of Resource Recover and Resilience
- County preparation for potential debris flow events including evacuation of burn scar areas
- County FY 2021-2023 Operational Plan development
- County Public Works' withdrawal of the camera inspection requirement for sewers in MHPs

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

- Chair Cleveland and Commissioner Lerno reported on *GSMOL* activities and events.
- Commissioner Garza reported on *WMA* activities.
- Chair Cleveland reported on *Central Coast Resident-Owned Parks* activities and events.
- Commissioner Valdez reported on Watsonville City activities.
- Megan Rhodes (*Bay Federal Credit Union*), Carrie Birkhofer (*Bay Federal Credit Union*) and Richard Cooper (*Santa Cruz Community Credit Union*) offered public comment on proposed amendments to SCCC Chapter 13.32.070 and 13.32.080.
- Sven Stafford (*County Administrative Office Analyst*) reported on the *Santa Cruz County Operational Plan* development and strategies and objectives of interest to the mobile and manufactured home community.

- Grace Blakeslee (*Regional Transportation Commission*) reported on the results of the rail corridor boundary survey and its potential impact on MHP residents whose lots encroach on the corridor.

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

- Awarded the second and third annual *Jan Beautz Awards* recognizing Jerry Bowles and Will Constantine respectively for their outstanding service and significant contributions to the mobile and manufactured home community in Santa Cruz County

7. FUTURE GOALS AND RECOMMENDATIONS

In 2022-2023, 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 2022-2023, the Mobile and Manufactured Home Commission recommends that the Board of Supervisors take the following actions:

- 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 20, 2022 regular meeting.

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


Henry Cleveland, *Commission Chair*

January 20, 2022
Date


Jean Brocklebank, *Commission Vice Chair*

January 20, 2022
Date

MOBILE AND MANUFACTURED HOME COMMISSION							
2020 ATTENDANCE REPORT							
District/Supervisor	Commissioner	Jan 2020	Mar 2020	May 2020	July 2020	Sept 2020	Nov 2020
1 st District Supervisor John Leopold	Jean Brocklebank Vice Chair	P	MEETING CANCELED DUE TO COVID-19	P	P	P	P
2 nd District Supervisor Zach Friend	Henry Cleveland Chair	P		P	P	P	P
3 rd District Supervisor Ryan Coonerty	David Allenbaugh	E		P	P	P	P
4 th District Supervisor Greg Caput	Richard Valdez (as of 9/1/2020)	-		-	-	P	P
5 th District Supervisor Bruce McPherson	Rick Halterman	P		P	P	P	P
Golden State Manufactured Homeowners League	Carol A. Lerno	E		P	P	P	P
Western Manufactured Housing Communities Association	Charlene Garza	P		P	P	P	P
Attendance: P=Present A=Absent E=Excused (-) = Not Seated							
2021 ATTENDANCE REPORT							
District/Supervisor	Commissioner	Jan 2021	Mar 2021	May 2021	July 2021	Sept 2021	Nov 2021
1 st District Supervisor Manu Koenig	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	P	E	E
4 th District Supervisor Greg Caput	Richard Valdez	P	A	P	P	P	P
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	P
Western Manufactured Housing Communities Association	Charlene Garza	P	P	E	P	E	P

Submitted:



Kaite McGrew

Commissions Manager

December 31, 2021

Date