



Santa Cruz County Mobile and Manufactured Home Commission

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Santa Cruz County Mobile and Manufactured Home Commission 2022 - 2023 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 either the Sheriff's Community Room (5200 Soquel Ave, Santa Cruz, CA 95062) or the United Way Community Room (4450 Capitola Rd, Ste 106, Capitola, CA 95010) 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 the reporting period, 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, 2023, the Mobile and Manufactured Home Commission membership was as follows:

| District | Commissioners |
|---|------------------------------------|
| 1 st District | Jean Brocklebank |
| 2 nd District | Henry Cleveland (Chair) |
| 3 rd District | Candi Walker |
| 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 (Vice Chair) |

Commissioner Dave Allenbaugh resigned in 2023 and Commissioner Candi Walker was appointed to the Commission on May 9, 2023, to fill the vacancy. Commissioner Valdez was reappointed to the Commission on March 28, 2023.

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 2022-2023 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:

- Thirteen (including a special meeting) publicly noticed meetings either remotely or in-person 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 2022 and 2023, recommended to the Board of Supervisors that the space fee remain at \$38/space per year for both 2023 and 2024 respectively. Deposits from fees collected during the reporting period amounted to \$76,380 in 2022 and \$73,834 in 2023.
- 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 2022 and 2023.
- Recommended to the Board of Supervisors that the reasonable rate of return for qualified capital improvements remain at 12% for calendar years 2023 and 2024 respectively, to be applied as described in Santa Cruz County Code Chapter 13.32.030(D)(4).
- 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 2022 and re-elected Chair Cleveland and elected Vice Chair Garza in 2023.
- 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:

- The petition hearing process resumed in June 2023 following the pandemic and during the reporting period there were 7 new referrals to Senior Legal Services for consultation on issues related to SCCC Chapter 13.32.
- In July 2023, Pinto Lake Estates residents filed a general rent increase petition disputing a reduction of services that they believed was not accurately accounted for in the revised rent increase. A hearing date was held on August 28, 2023, and a decision was published on September 6, 2023.
- In December 2023, Old Mill residents filed a general rent increase petition disputing a reduction of services that they believed was not accurately accounted for in the general rent increase statement. The matter is ongoing as of the date of this report.

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

- SB-940 (New Construction and Rent Control)
- SB-869 (Manager Training)
- AB-1334 (Removing Zoning Jurisdiction and increasing residency of MHPs)
- AB-2002 (Prohibits the suspension of a park owner's permit to operate because of a resident's failure to correct violations identified by HCD)
- AB-2031 – (Management Complaint Response Procedures)

- AB-2099 (Related to MPROP)

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

- Central Coast Resident-Owned Park Association activities
- MHP-specific issues including those related to substantial rent increases, waste management, broadband, potential relocation of homes along the rail corridor, a park's permit to operate, lengthy power outages, availability of Section 8 Housing, permitting, lot lines, ADA-accessibility, readiness-to-serve pass-throughs, sewer maintenance, water-replacement costs, common area AED device training, park liability and maintenance, allowable space rent late fees, resident association matters, investor-owner to resident-owned park conversions, etc.
- Flood damage, disaster recovery efforts, and appropriate recovery expense pass-throughs in mobile home parks
- A ballot initiative related to increasing the CSA-9E Fund Fee to offset reduced purchasing power in property tax pass-throughs
- Difficulty obtaining homeowners' insurance for mobile homes in particular zones
- Watsonville City's financial analysis of a substantial rent increase for Monterey Vista MHP residents
- County Weights and Measures procedures related to MHPs
- Santa Cruz County proposed tiny home legislation
- GSMOL virtual town hall topics
- Active Transportation Plan developed in partnership with County Public Works, Public Health, Ecology Action, and Bike Santa Cruz County.
- Sustainability Policy and Regulatory Update to the County's General Plan/Local Coastal Program and modernization of the County Code with the goal of supporting more sustainable communities
- Santa Cruz City and County Public Works updates on the Rail Trail project status.
- Cruzio's broadband service expansion project
- California Public Utilities Commission (CPUC) sub-metered tenant billing rights
- California Public Utilities Commission (CPUC) Upgrade Program delays
- California Public Utilities Commission (CPUC) Master Meter conversion program
- The \$100M MORE Program (formerly known MPROP) administered by the HCD, providing funds (grants or loans) to help rehabilitate existing mobile homes for qualifying owners
- *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 statewide
- Golden State Manufactured-Home Owners League (GSMOL) membership
- HCD Mobilehome Inspection Program audits in local parks and subsequent outcomes

- HCD Mobilehome Residency Law Protection (MRLP) Program participation
- HCD MHP permit-to-operate expirations and rent requirements for residents
- Amendments to SCCC Chapter 13.32
- Housing Element affordable housing protection recommendations including restoration of the *Affordable Housing Preservation Goal*, the *Affordable Mobile Home Park Preservation Policy*, and the *Affordable MHP Preservation Program* in Program H-2B.

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.
- Supervisor Koenig and his staff reported on Board activities related to mobile and manufactured homes as well as relevant events in District 1.

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

- Awarded the fourth annual *Jan Beautz Awards* recognizing John Hakin posthumously for his outstanding service and significant contributions to the mobile and manufactured home community in Santa Cruz County.

7. FUTURE GOALS AND RECOMMENDATIONS

In 2024-2025, 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 2024-2025, 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 18, 2024 regular meeting.

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


Henry Cleveland, *Commission Chair*

January 18, 2024
Date


Charlene Garza, *Commission Vice Chair*

January 18, 2024
Date

| MOBILE AND MANUFACTURED HOME COMMISSION | | | | | | | | |
|---|--------------------------------|------------|-------------|----------|-----------|-----------|-----------|----------|
| 2022 ATTENDANCE REPORT | | | | | | | | |
| District/Supervisor | Commissioner | Jan 2022 | Mar 2022 | May 2022 | July 2022 | Sept 2022 | Nov 2022 | |
| 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 | Richard Valdez | P | P | 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 | E | E | E | P | P | |
| Attendance: P=Present A=Absent E=Excused (-) = Not Seated | | | | | | | | |
| 2023 ATTENDANCE REPORT | | | | | | | | |
| District/Supervisor | Commissioner | Jan 3 2023 | Jan 19 2023 | Mar 2023 | May 2023 | July 2023 | Sept 2023 | Nov 2023 |
| 1 st District Supervisor Manu Koenig | Jean Brocklebank | P | P | P | P | P | P | P |
| 2 nd District Supervisor Zach Friend | Henry Cleveland Chair | P | P | P | P | P | P | P |
| 3 rd District Supervisor Justin Cummings | David Allenbaugh | A | P | P | - | - | - | - |
| 3 rd District Supervisor Justin Cummings | Candi Walker | - | - | - | P | P | P | P |
| 4 th District Supervisor Felipe Hernandez | Richard Valdez | P | P | P | P | P | E | P |
| 5 th District Supervisor Bruce McPherson | Rick Halterman | P | P | P | P | P | P | P |
| Golden State Manufactured Homeowners League | Carol A. Lerno | P | E | P | P | P | P | A |
| Western Manufactured Housing Communities Association | Charlene Garza Vice Chair | P | E | E | P | P | P | P |

Submitted:



Kaite McGrew

Commissions Manager

12/31/2023

Date