



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, January 18, 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 *November 16, 2023 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. New Business/Action Items:
 - 4.1. Consider 2022-2023 Biennial Report
 - 4.2. Timing of Special Rent Adjustments and General Rent Adjustments - Brocklebank
5. County Supervisor Report
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, March 21, 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: November 16, 2023

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*), Charlene Garza (*Vice Chair - WMA*)

EXCUSED: None

ABSENT: Carol Lerno (*GSMOL*)

STAFF: Kaite McGrew (*Commissions Manager*)

GUESTS: Shane McKeithen (*1st District Analyst*), Andrew Kimura (*Deputy Agricultural Commissioner/Sealer*) and 10 members of the public attended.

1. Call to Order/Roll Call/Agenda Review
Meeting convened at 9:30 AM. Agenda revised to place the presentation first.
2. New Business/Action Items:
 - 2.1. Overview of Weights and Measures and MHPs Commission
Kimura provided an overview of Weights and Measures equipment that could be found in mobile home parks and provided insight into how utilities are measured and charged.
3. Approve *September 21, 2023 Meeting Minutes*
Motion to approve September 21, 2023 Meeting Minutes as written.
Motion/Second: Brocklebank/Halterman
Motion passed unanimously.
4. Public Comment:
4 members of the public provided public comment.

Walker arrived.
5. County Supervisor Report
McKeithen provided an update on several issues impacting mobile home residents, including financial issues at Alimur (a resident-owned park), erosion issues at Old Mill MHP that could result in relocation of the park, public works maintenance efforts along Soquel Creek, submission of the housing element to the state, including Policy H-2.1 Preservation of Mobile Home Parks. The County will continue to implement state and local codes supporting affordable housing in Santa Cruz County.
6. Commissioner Reports
 - 6.1. District One (Brocklebank)
Brocklebank reported on a variety of matters related to several issues 4 MHPs including Old Mill MHP, Blue and Gold MHP, Pinto Lake Estates and Castle. County Code 2.38 has been amended

including adding term limits for officers. The MMHC website can be translated using Google translate. Brocklebank would like to add the topic of “Timing of Special Rent Adjustments and General Rent Adjustments” to the next agenda.

6.2. District Three (Walker): Walker reported that residents in her park have asked the owners to make ADA-accessibility adjustments to park elements that include the Coastal Trail which is open to the public.

6.3. District Four (Valdez):

Valdez reported that the issue related to garbage can sizes is progressing and may be resolved in 2024. Brocklebank provided additional information about GreenWaste services.

6.4. District Five (Haltermann)

Haltermann reported that MRLPP program sunset has been extended for three years and the severity of cases requirement will be eliminated in January. The program has a lot of reserves.

6.5. Golden State Manufactured Homeowners League (Lerno): No Report

6.6. Western Manufactured Housing Communities (Garza): No Report

6.7. District Two (Cleveland)

Cleveland reported that the Jan Beautz Award was presented posthumously to John Hakin’s widow. Mr. Hakin was instrumental in leading the effort to re-establish rent control for MHPs in the City of Capitola. Supervisor Friend presented a certificate of recognition as well. Cleveland read an acceptance speech from his surviving spouse.

7. Central Coast Resident-Owned Parks Report:

Cleveland reported that Matthew Weis (*HCD Inspection Unit Director*) spoke to the group recently about trends in MHP housing and provided additional detail about the HCD’s subject matter jurisdiction and permitting requirements, specifically water heaters.

8. Legislative Report: No Report

9. County Counsel Report: No Report

10. Staff Report: No Report

11. Correspondence: None

12. Adjournment

Meeting adjourned at 10:56 AM.

Submitted by: Kaite McGrew, *Commissions Manager*



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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.

- 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 meetings (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 substantial rent increases, waste management issues, broadband issues, rail corridor encroachment issues, permit-to operate issues, lengthy power outages, Section 8 Housing issues, permitting issues, lot line issues, ADA-accessibility issues, readiness-to-serve pass-through issues, sewer maintenance issues, water-replacement cost issues, common area AED device training, liability and maintenance issues, allowable space rent late fees, resident association issues, 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 (Andrew Kimura, *Deputy Agricultural Commissioner/Sealer*)
- 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 (Will Constantine, Attorney for Bay Federal Credit Union)

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.

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*

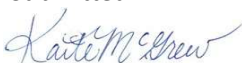
January 18, 2024
Date

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

31-Dec-23

Date



Adopted 12/12/2023
Board of Supervisors
DOC-2023-980 20.a

BEFORE THE BOARD OF SUPERVISORS
OF THE COUNTY OF SANTA CRUZ, STATE OF CALIFORNIA

RESOLUTION NO. 230-2023

On the motion of Supervisor Cummings
Duly seconded by Supervisor Hernandez

The following resolution is adopted:

**RESOLUTION ESTABLISHING STIPEND AMOUNT FOR COMMISSIONERS
SERVING ON COUNTY COMMISSIONS, COMMITTEES, AND BOARDS**

WHEREAS, on October 17, 2023, the Board of Supervisors received a detailed report and presentation on the work of the "A Santa Cruz County Like Me" project addressing representational government and recommendations from the associated advisory committee to achieve diverse and inclusive County commissions, committees, and boards; and

WHEREAS, as a result of the work developed by the associated advisory committee, the Board of Supervisors has adopted changes to Santa Cruz County Code Chapter 2.38 that call for the Board of Supervisors to approve the payment of stipends for those individuals serving on County commissions, committees, and boards; and

WHEREAS, the Board of Supervisors has determined that it is appropriate to pay a stipend of \$75.00 per meeting attended to individuals serving on County commissions, committees, and boards, unless individuals specifically opt out of receiving such stipends; and

WHEREAS, this stipend shall not be paid to County employees or employees of other public agencies who serve on County commissions, committees, and boards as part of their official duties;

NOW THEREFORE, IT IS HEREBY RESOLVED AND ORDERED that, beginning January 1, 2024, individuals serving on County commissions, committees, and boards, as outlined in Santa Cruz County Code Chapter 2.38, who are not serving in their official capacity as County employees or employees of other public agencies, shall receive a \$75.00 stipend for each public meeting they attend pursuant to their duties, unless they opt out of receiving such stipend via written communication to the staff liaison providing administrative support for the body.

BE IT FURTHER RESOLVED AND ORDERED that this amount (\$75.00) shall remain in place until superseded or amended via a future resolution of the Board of Supervisors.

PASSED AND ADOPTED by the Board of Supervisors of the County of Santa Cruz, State of California, this 12th day of December 2023, by the following vote:

AYES: Supervisors Koenig, Cummings, Hernandez, McPherson and Friend
NOES: None

ABSENT: None
ABSTAIN: None

DocuSigned by:

Zach Friend

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12/18/2023

Zach Friend, Chairperson
Board of Supervisors

DocuSigned by:

Juliette Burke

466B074F3141450...

12/19/2023

ATTEST:

Juliette Burke
Clerk of the Board

Approved as to form:

DocuSigned by:

Jason M. Heath

12/4/2023

2336E053FE38435...

Jason M. Heath (12/5/2023, AMS 15370)

Office of the County Counsel



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Scheduled Meetings

Unless otherwise specified, regularly scheduled Mobile and Manufactured Home Commission meetings are generally held as follows:

DAY: Third (3rd) Thursday*
MONTH: Every other month (January, March, May, July, September, and November)
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.

2024 MEETING DATES		
DATE	TIME	LOCATION
January 18, 2024	9:30 – 11:00 AM	United Way
March 21, 2024	9:30 – 11:00 AM	United Way
May 16, 2024	9:30 – 11:00 AM	United Way
July 18, 2024	9:30 – 11:00 AM	United Way
September 19, 2024	9:30 – 11:00 AM	United Way
November 21, 2024	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.



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Notice of Public Meeting and Agenda

DATE: Thursday, March 21, 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 *January 18, 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. New Business/Action Items:
 - 4.1. Consider Commission Action on California State Legislature AB-2387
 - 4.2. Consider Commission Action on California State Legislature AB-2778
5. County Supervisor Report
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, May 16, 2024

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MOBILE AND MANUFACTURED HOME COMMISSION MEETING MINUTES

DATE: January 18, 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*), Charlene Garza (*Vice Chair - WMA*)
EXCUSED: None
ABSENT: Carol Lerno (*GSMOL*),
STAFF: Kaite McGrew (*Commissions Manager*)
GUESTS: 8 members of the public attended.

1. Call to Order/Roll Call/Agenda Review
Meeting convened at 9:30 AM.
2. Approve *November 16, 2023 Meeting Minutes*
Minutes amended to clarify attendance.
Motion to approve November 16, 2023 Meeting Minutes as amended.
Motion/Second: Brocklebank/Halterman
Motion passed unanimously.
3. Public Comment:
1 member of the public provided public comment.
4. New Business/Action Items:
 - 4.1. Consider 2022-2023 Biennial Report
Commission reviewed a draft of their 2022-2023 Biennial Report and revised it as follows:
Eliminated redundant language, clarified rail corridor encroachment, and added reports from Supervisor Koenig's office.
Motion to approve the 2022-2023 Biennial Report as amended.
Motion/Second: Brocklebank/Garza
Motion passed unanimously.
 - 4.2. Timing of Special Rent Adjustments and General Rent Adjustments
Brocklebank clarified that the timing of special rent adjustments must align with the General Rent Adjustment so that there is only one increase per year. Completed Special Rent Adjustment Petitions must be submitted 90 days prior to the anniversary date of the park. Residents are encouraged to save all rent-related paperwork including postmarked envelopes in perpetuity.

5. County Supervisor Report

Staff read an update on several issues impacting mobile home residents that was provided by Supervisor Koenig's office which included the following updates:

- The Board of Supervisors ratified a proclamation of local emergency in the wake of the December 2023 Storms. The proclamation will allow potential recovery funding from State and Federal disaster assistance.
- Board approval of County funding for two affordable housing developments on key mid-county sites including one in Capitola and another at the corner of Thurber Lane and Soquel Drive.
- CSA 9E special ballot distribution to property owners in Soquel, Twin Lakes, Live Oak, and surrounding neighborhoods to provide funding for streetscape maintenance, including trimming street-trees, mowing medians, and repairing sidewalks in County Service Area No. 9E via an increase in their property taxes
- Master Plan for Aging – Age Well Santa Cruz County efforts including the launching of a local survey to collect community feedback on aging in Santa Cruz County.
- An upcoming meeting at Blue and Gold Clubhouse to address concerns and provide information from the RTC on rail corridor encroachment issues

6. Commissioner Reports

6.1. District One (Brocklebank)

Brocklebank reported communicating with 8 MHPs a variety of matters among which included Old Mill MHP, Blue and Gold MHP, Castle Mobile Estates, and Pinto Lake Mobile Estates.

6.2. District Three (Walker): Walker reported that the City of Santa Cruz is diligently enforcing the oversized vehicle parking ordinance on Delaware. Brocklebank shared some information about Deanza MHP rent increases.

6.3. District Four (Valdez):

Valdez reported that he believes Harmony is currently involved in litigation with three MHPs in other counties where they are challenging local rent control ordinances and recently prevailed in a similar case in Fresno. Reportedly, there is a team of only two maintenance people providing maintenance for multiple parks throughout the state.

6.4. District Five (Halterman)

Halterman reported that MRLPP program audit is now complete and there are no plans to respond to the audit's recommendations this year, but some legislation may be introduced in 2025.

6.5. Golden State Manufactured Homeowners League (Lerno): Not Present

6.6. Western Manufactured Housing Communities (Garza):

Garza reported that WMA is rolling out their spring educational seminars for managers and park owners. WMA has added a monthly talk for park managers and invited Santa Cruz County Weights and Measures to give a presentation (similar to the one the Commission heard in November) to WMA membership in April 2024. Garza has encouraged Supervisor Koenig to meet and engage with the park owners to learn about their concerns and perspectives. Regarding the MRLPP, Garza encouraged residents to bring issues to their park management before resorting to the MRLPP.

6.7. District Two (Cleveland):

Cleveland shared information about the recent MRLPP audit recommendations which included improving better record keeping and eliminating the 10\$ per year fees among other

recommendations. To date, they have agreed to improve record keeping, but retained the annual fee because they are going to be referring unresolved issues to local attorneys. If complaints are not processed properly, residents are encouraged to contact the representative's supervisor. Representation from the HCD also reported issues regarding the complainant not following up with the local attorney post referral. Cleveland will share a template Commissioner letter via email. Cleveland summarized community advocate Jerry Bowles' many contributions to the mobile home community. Mr. Bowles passed away in late 2023.

7. Central Coast Resident-Owned Parks Report:

Cleveland reported that the group's next meeting will be held the first Saturday in February, and the topic will be insurance. Garza reported that SC County is now designated as a fire zone which is impacting insurance premiums across all types of structures regardless of location. California Fair Plan will step in as a last resort, but their premiums are very high. Park owners are being encouraged to pay any expenses that amount to less than \$10K out-of-pocket rather than submitting claims to prevent cancellations for too many claims.

8. Legislative Report:

Halterman reported the deadline for submitting new bills is February 16th so he will be able to report on pending legislation at the March meeting.

9. County Counsel Report: Not Present

10. Staff Report

Staff reported that the County is implementing a \$75 stipend for each qualifying Commissioner Commissioners who are not either County employees or are attending on behalf of their employer being otherwise compensated for their attendance will now be entitled to receive a \$75 stipend for each publicly noticed meeting they attend.

11. Correspondence: None

12. Adjournment

Meeting adjourned at 10:50 AM.

Submitted by: Kaite McGrew, *Commissions Manager*

FACT SHEET IN OPPOSITION TO AB 2387, AS NOW WRITTEN

I. SUMMARY OF THE MOST SERIOUS PROBLEMS WITH AB 2387.

- Overrules local control and allows mobilehome park owners to convert 10% of their current single-family spaces into multifamily mobilehome spaces, which will be exempt from local rent control, severely reducing the supply of affordable housing rather than increasing it.
- The replacement duplex mobilehomes will usually be two-story mobilehomes, severely crowding the adjacent homeowner-owned mobilehomes, degrading their values and the quality of life in the parks.
- Encourages park owners to buy up mobilehomes in their parks and replace them with rent-control-exempt duplex mobilehomes, including through the nefarious practice of preventing sales and evicting homeowners, which some park owners routinely practiced in the past.

II. LEGAL ARGUMENT AGAINST AB 2387, AS NOW WRITTEN.

AB 2387 is a re-introduction of last year's AB 1334, which almost became law last year after being passed by the Assembly unanimously. AB 1334 was unopposed because mobilehome advocates and local jurisdictions were unaware of its consequences, which are discussed below. Fortunately, AB 1334 was pulled in the Senate because, due to the State's budget crisis, the Legislature adopted a policy of tabling any legislation that required the expenditure of additional State funds (*AB 1334's new expenditure was the costs of HCD inspections of the new duplex mobilehomes*). Apparently, AB 2387's advocates believe that they can overcome that policy this year, so we cannot rely on it being stopped again unless it is vehemently opposed.

AB 2387, by Assembly Member Gail Pellerin, adds Section 65862.8 to the Government Code. It is almost identical to last year's AB 1334, with only minor changes. Like last year's AB 1334, AB 2387's outside sponsor is the California Manufactured Housing Institute, an advocacy organization for mobilehome manufacturers, park owners, retailers, and their financial services and suppliers. They claim it simply exempts new spaces created in existing mobilehome parks from what they claim are exorbitant local fees and, thereby, that it will result in the construction of hundreds of new affordable mobilehome spaces across the state.

A. AB 2387 is a "Trojan Horse" Bill That Will Severely Reduce the Supply of Affordable Housing by Allowing Park Owners to Eliminate Rent-Controlled Spaces in Their Mobilehome Parks.

Contrary to the above claims of its supporters, AB 2387 is a "Trojan Horse" Bill because, rather than creating new affordable mobilehome spaces, its primary impact will be that it overrules local zoning and other restrictions and allows mobilehome park owners to convert up to 10% of the **current spaces** in their parks, which were zoned for and occupied by single-family mobilehomes, into multifamily mobilehome spaces. (*See* subsections (a) and (a)(2) to proposed new Government Code Section 65852.8 in AB2387, as introduced on February 12, 2024)

The converted multifamily mobilehome spaces will very likely be considered "newly constructed spaces" and, therefore, exempt from rent control under Civil Code Section 798.45. (See Civil Code sections 798.7 and 798.45.) This could cause the local jurisdictions to lose 10% of their rent-

controlled mobilehome spaces. Even worse, once that happens to multiple parks in the State, mobilehome manufacturers and park owners will be strongly incentivized to return to the Legislature and ask them to increase the percentage of allowable converted spaces even higher.

Even if the courts were to determine that the multifamily mobilehome spaces created under AB 2387 are not exempt from rent control under Civil Code Section 798.45, AB 2387 could still be used by park owners to eliminate rent-controlled spaces in their parks. They simply convert spaces in their park into multifamily mobilehome spaces, retain ownership of the duplex mobilehomes they place on them, and then rent each of the duplex's two units out to tenants rather than selling the mobilehomes to homeowners. If they do so, local mobilehome park rent control will likely not apply to the mobilehomes on the converted spaces because, under almost all local mobilehome park rent control ordinances in California, their rent limits only apply to the rents charged to mobilehome owners on their spaces but not to tenants renting mobilehomes or units in duplex mobilehomes from park owners who retain ownership of the mobilehomes.

B. AB 2387 Will Overrule Local Zoning Controls and Allow Mobilehome Parks to Become Overcrowded with Two-Story Duplex Mobilehomes.

The current single-family mobilehome spaces that can be converted under AB 2387 to multifamily mobilehome spaces include small, single-wide mobilehomes. This means that two-story mobilehomes would have to be placed on them, and on most current double-wide mobilehome spaces, in order to fit multifamily mobilehomes on the converted spaces.

Mobilehome parks are very crowded, particularly parks containing single-wide, single-family spaces. Even if only 10% or less of these spaces are converted to multifamily, presumably two-story duplex mobilehome, it will cause the mobilehomes adjacent to them, which are already crowded together, to become even more crowded, with two-story mobilehomes just several feet away. This will likely degrade the value of the mobilehomes adjacent to the converted spaces. As more spaces become converted, it will cause widespread crowding in the parks, particularly with parking, degrading the quality of life and the values of all homeowner-owned mobilehomes in the parks.

III. WHAT SHOULD BE DONE TO AB 2378 TO RESOLVE THESE PROBLEMS AND PROTECT MOBILEHOME RENT CONTROL AND THEIR AFFORDABLE HOUSING

The above problems can be resolved by eliminating subsection (a)(2) of proposed Government Code Section 65862.8 from AB 2387. If this is done, then AB 2387 will only apply to new spaces created from vacant available land in current mobilehome parks rather than also to current single-family mobilehome spaces being converted into multifamily mobilehome spaces.

This modification of AB 2387 will eliminate its worse consequences, but it will still not add any new affordable housing since the new spaces will clearly be exempt from local rent control for 15 years. (*See* Civil Code Sections 798.7 and 798.45). It would also result in the loss of scarce empty green spaces in those parks. A better solution would be not to enact AB 2387 and, instead, to protect and expand mobilehome rent control to preserve the half of a million mobilehomes already in California that need rent control to remain affordable.

ASSEMBLY BILL

No. 2778

Introduced by Assembly Member Muratsuchi

February 15, 2024

An act relating to mobilehomes.

LEGISLATIVE COUNSEL’S DIGEST

AB 2778, as introduced, Muratsuchi. Mobilehome parks: rent caps.

Existing law, the Mobilehome Residency Law, prescribes various terms and conditions of tenancies in mobilehome parks. Existing law defines “tenancy” for these purposes as the right of a homeowner to use a site within a mobilehome park on which to locate, maintain, and occupy a mobilehome for human habitation, including the use of the services and facilities of the park. Existing law prohibits, with certain exceptions, the management of a mobilehome park from increasing the gross rental rate for a tenancy in a qualified mobilehome park, as defined, more than 3% plus the percentage change in the cost of living, or 5%, whichever is lower, of the lowest gross rental rate charged for a tenancy at any time during the 12 months prior to the effective date of the increase, subject to specified conditions.

This bill would state the intent of the Legislature to enact the Mobilehome Affordability Act to limit rent increases for mobilehome spaces.

Vote: majority. Appropriation: no. Fiscal committee: no.
State-mandated local program: no.

The people of the State of California do enact as follows:

- 1 SECTION 1. It is the intent of the Legislature to enact the
- 2 Mobilehome Affordability Act to limit rent increases for
- 3 mobilehome spaces.

O



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

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Scheduled Meetings

Unless otherwise specified, regularly scheduled Mobile and Manufactured Home Commission meetings are generally held as follows:

DAY: Third (3rd) Thursday*
MONTH: Every other month (January, March, May, July, September, and November)
TIME: 9:30 AM – 11:00 AM
LOCATION: United Way of Santa Cruz County Community Room*
4450 Capitola Road, Ste 106, Capitola, CA 95010

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January 18, 2024	9:30 – 11:00 AM	United Way
March 21, 2024	9:30 – 11:00 AM	United Way
May 16, 2024	9:30 – 11:00 AM	United Way
July 18, 2024	9:30 – 11:00 AM	United Way
September 19, 2024	9:30 – 11:00 AM	United Way
November 21, 2024	9:30 – 11:00 AM	United Way

Public Participation

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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

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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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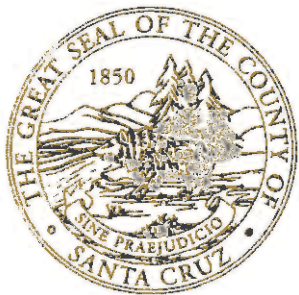
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November 20, 2025	9:30 – 11:00 AM	United Way

Public Participation

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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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DAY: Third (3rd) Thursday*
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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

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Notice of Public Meeting and Agenda

DATE: Thursday, July 18, 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 **scant-free** and **smoke-free**.*****

1. Call to Order/Roll Call/Agenda Review
2. Approve *May 16, 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/Continuing Business/Action Items:
 - 5.1. Consider Reasonable Rate of Return on Capital Improvements Recommendation
 - 5.2. Consider Space Fee Recommendation
 - 5.3. Amended County Parking Standards for New Manufactured Home Installations
 - 5.4. CPI Adjustment Letters Update
 - 5.5. Ad Hoc RTC Scheduling Update
6. Commissioner Reports
 - 6.1. District 1 (*Brocklebank*)
 - 6.2. District 2 (*Cleveland*)
 - 6.3. District 3 (*Walker*)
 - 6.4. District 4 (*Valdez*)
 - 6.5. District 5 (*Halterman*)
 - 6.6. Golden State Manufactured Homeowners League (*Lerno*)
 - 6.7. Western Manufactured Housing Communities (*Solyman*)
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, September 19, 2024

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MOBILE AND MANUFACTURED HOME COMMISSION MEETING MINUTES

DATE: May 16, 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*), Charlene Solyman (*Vice Chair - WMA*)

EXCUSED: None

ABSENT: Carol Lerno (*GSMOL*)

STAFF: Kaite McGrew (*Commissions Manager*), Suzanne Yang (*County Counsel*)

GUESTS: Shane McKeithen (*District Supervisor Analyst*) and 10 members of the public attended.

1. Call to Order/Roll Call/Agenda Review
Meeting convened at 9:30 AM.
2. Approve *March 21, 2024 Meeting Minutes*
Motion to approve *March 21, 2024 Meeting Minutes* as written.
Motion/Second: Brocklebank/Halterman
Motion passed unanimously.
3. Public Comment:
3 members of the public provided public comment.

Walker arrived.

4. County Supervisor Report
McKeithen provided updates on several issues impacting mobile home park residents including an upcoming RTC meeting with additional information about the Rail Trail Segment 10 impact on residents in the Blue and Gold MHP and Castle MHP, a potential PG&E shutoff for lack of payment from park owners at the Soquel Gardens MHP, updates on homeowner fire insurance rates for County MHPs and resources to seek assistance if homeowners are having difficulty securing fire insurance.
5. New Business/Action Items:
 - 5.1. Election of Chair and Vice Chair
Motion to elect Commissioner Brocklebank for the office of Commission Chair
Motion/Second: Cleveland/Brocklebank
Ayes: Brocklebank, Cleveland, Walker, Valdez, Solyman
Nays: Halterman
Motion Passed.

Motion to re-elect Commissioner Solyman for the office of Commission Vice Chair
Motion/Second: Cleveland/Brocklebank
Motion passed unanimously.

5.2. Consider 2025 Commission Schedule

Motion to approve the 2025 Commission Schedule

Motion/Second: Brocklebank/Valdez

Motion passed unanimously.

6. Commissioner Reports

6.1. District One (Brocklebank)

Brocklebank reported communicating with 3 MHPs a variety of matters among which included Alimur MHP, Shoreline MHP, Soquel Gardens MHP, Pinto Lake Mobile Estates, Ocean Breeze MHP, Blue and Gold MHP and Castle MHP. Solyman will look into an issue at Voyage West.

Chair established the *Ad Hoc RTC Scheduling Subcommittee* and appointed Brocklebank and Halterman.

6.2. District Three (Walker): Walker reported that De Anza MHP is working with the City of Santa Cruz to address issues related to large vehicle parking on Santa Cruz City streets. The Coastal Commission recommended maintaining the restrictions for 5 years but that did not pass and now they are negotiating for a shorter duration.

6.3. District Four (Valdez):

Valdez reported that the City of Watsonville is unwilling to separate water billing from garbage billing resulting in a continuation of uniform waste can sizes regardless of household size or usage. Fourteen newly installed manufactured homes in Valdez's MHP will not be eligible for rent control for the first 15 years. Cleveland provided additional information regarding the impact of this legislation on residents who are working on this issue with legal counsel provided by GSMOL.

6.4. District Five (Halterman): No Report

6.5. Golden State Manufactured Homeowners League (Lerno): Not Present

6.6. Western Manufactured Housing Communities (Solyman):

WMA continues to develop the education component for the new legislation requiring onsite staff to receive a certain number of hours of additional training. They plan to submit their training to HCD and hope to become one of the primary education providers for those CME credits. Mandated training goes into effect in 2025.

6.7. District Two (Cleveland):

Cleveland reported a change in HCD leadership and described an issue escalation process. HCD released state income guidelines which established the median income for a single person in Santa Cruz County to be \$92K. Pinto Lakes Mobile Estates scheduled a meet and confer meeting regarding an upcoming potential Special Rent Adjustment Petition. Yang described the procedures leading up to a potential hearing. Staff reported that a vigorous recruitment process is underway to establish a panel of qualified experts.

7. Central Coast Resident-Owned Parks (ROP) Report:

Cleveland reported that the last meeting featured a presentation on the mandated annual reserve studies to ensure that ROPs have enough available funding to properly maintain the park infrastructure. He outlined various income sources available to ROPs

8. Legislative Report:

Halterman provided updates on the status of several bills related to mobile home parks being considered:

- **(AB-2778) Mobilehome Affordability Act: mobilehome parks: rent caps.** Was re-referred to the Committee on Housing and Community Development and is expected to remain there for the remainder of the year.
- **(AB-2387) Mobilehome parks: additional lots: exemption from additional fees or charges.** (Sponsored by Gail Pellerin) was amended and re-referred to appropriate where it remains in a suspense file.

Commission discussed advocacy options.

9. County Counsel Report: No Report

10. Staff Report

Staff provided updates on the following items: a recent request for the Administrative Record for the 2023 Pinto Lakes Mobile Estates Hearing, ongoing recruitment efforts to assemble a panel of financial experts to assess Special Rent Adjustment Petitions when they are filed, a recent Freedom of Information Act (FOIA) request for special rent adjustment hearings in the 1980's, and the status of space fees collected so far. Currently all but one park have submitted their space fees.

11. Correspondence:

Commission reviewed email correspondence from McKeithen with an update on Supervisor Koenig's advocacy letter to the State subsequent to the Commission's letter opposing AB-2387.

12. Adjournment

Meeting adjourned at 10:49 AM.

Submitted by: Kaite McGrew, *Commissions Manager*



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

MEMORANDUM

To: Santa Cruz County Board of Supervisors
From: The Mobile and Manufactured Home Commission
Date: July 18, 2024
Re: Accept and Adopt the Recommendation of the Mobile and Manufactured Home Commission that the Reasonable Rate of Return for Qualified Mobile Home Park Capital Improvements Remain at Twelve Percent (12%)

This is to submit the Mobile and Manufactured Home Commission's recommendation to your Board concerning the reasonable rate of return on capital improvements.

Subsection 13.32.030 of the Rental Adjustment Procedures for Mobile Home Parks ordinance provides that the annual automatic general rent adjustment for a mobile home park may, subject to specified exceptions, include a pass-through to residents of 50 percent (50%) of the cost of a capital improvement, amortized over a ten-year period, pursuant to Subsection 13.32.030(D)(5)(g).

The park owner is allowed a reasonable rate of return on the other 50 percent (50%) of the cost of a capital improvement at a percentage established annually, pursuant to subsection 13.32.030(D)(4). The ordinance further provides that any park owner contending that the general rent adjustments do not provide a fair and reasonable return on investment may file a petition for a special rent adjustment.

Pursuant to Subsection 13.32.092 of the ordinance, your Board, acting upon an annual recommendation from the Mobile and Manufactured Home Commission, sets the rate of return. Since 1980, the rate of return has been established at twelve percent (12%).

After a public hearing at its meeting of July 18, 2024, the Mobile and Manufactured Home Commission voted to recommend that the reasonable rate of return remain at the existing rate of twelve percent (12%).

IT IS THEREFORE RECOMMENDED that your Board accept and adopt the recommendation of the Mobile and Manufactured Home Commission that the reasonable rate of return for qualified mobile home park capital improvements remain at twelve percent (12%).



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Notice of Public Meeting and Agenda

DATE: Thursday, September 19, 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 *July 18, 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/Continuing Business/Action Items:
 - 5.1. District One Mobile Home Encroachment Update - Grace Blakeslee (*RTC Senior Planner*)
 - 5.2. Follow-up on Amended County Parking Standards for New Manufactured Home Installations
6. Commissioner Reports
 - 6.1. District 1 (*Brocklebank*)
 - 6.2. District 2 (*Cleveland*)
 - 6.3. District 3 (*Walker*)
 - 6.4. District 4 (*Valdez*)
 - 6.5. District 5 (*Halterman*)
 - 6.6. Golden State Manufactured Homeowners League (*Lerno*)
 - 6.7. Western Manufactured Housing Communities (*Solyman*)
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, November 21, 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.



Santa Cruz County

Mobile and Manufactured Home Commission

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MOBILE AND MANUFACTURED HOME COMMISSION MEETING MINUTES

DATE: July 18, 2024

LOCATION: United Way Community Room, (4450 Capitola Road, Ste 106, Santa Cruz, CA 95010)

PRESENT: Jean Brocklebank (*Chair - 1st District*), Henry Cleveland (*2nd District*), Candi Walker (*3rd District*), Richard Valdez (*4th District*), Rick Halterman (*5th District*), Charlene Solyman (*Vice Chair - WMA*)

EXCUSED: None

ABSENT: Carol Lerno (*GSMOL*)

STAFF: Kaite McGrew (*Commissions Manager*), Suzanne Yang (*County Counsel*)

GUESTS: Shane McKeithen (*District Supervisor Analyst*), Luis Mendez (*RTC Deputy Director*), Stephanie Hansen (*Planning Assistant Director*) and 12 members of the public attended.

1. Call to Order/Roll Call/Agenda Review
Meeting convened at 9:30 AM.
Item 5.5 was reordered to become 5.1 for scheduling purposes.
2. Approve *May 16, 2024 Meeting Minutes*
Minutes were amended for clarification.
Motion to approve *May 16, 2024 Meeting Minutes* as amended.
Motion/Second: Halterman/Solyman
Motion passed unanimously.
3. Public Comment:
1 member of the public provided public comment.
4. County Supervisor Report
McKeithen reported that the Board of Supervisors is in July recess and staff are dealing primarily with individual constituent issues until the next policy meeting scheduled for the second week of August.
5. New Business/Action Items:
 - 5.1. Ad Hoc RTC Scheduling Update
Brocklebank read a report from the RTC's Interim Executive Director, Mitch Weiss, regarding the status of their analysis of the on the MHP encroachment issue which will impact two Live Oak MHP. The RTC's real property consultant subcontracted with another consulting firm specifically to provide analysis and recommendations at their fall meeting. Grace Blakeslee (*RTC Senior Planner*) has been invited to the September MMHC meeting to share the findings. Mendez provided additional more current detail on the project and reiterated the RTC's commitment to resolving the issue. Residents will be given an opportunity to provide input to the subcontractor.
 - 5.2. Consider Reasonable Rate of Return on Capital Improvements Recommendation
Commission discussed the reasonable rate of return for park owners making capital improvements in their parks.

Motion to retain the Reasonable Rate of Return at 12% and approve the *Reasonable Rate of Return Recommendation Memo* as written.

Motion/Second: Halterman/Cleveland

Motion passed unanimously.

5.3. Consider Space Fee recommendation

Commission reviewed the annual Space Fee Fund report and discussed the potential impact of recent code changes on projected expenses.

Motion to retain the space fee at \$38 per year per space and approve the *Space Fee Recommendation Memo* as written

Motion/Second: Halterman/Solyman

Motion passed unanimously.

5.4. Amended County Parking Standards for New Manufactured Home Installations

Commission reviewed County documentation describing recent amendments to parking requirements for new manufactured homes being installed in County MHPs. Transportation permits are only being issued for homes that will meet the parking requirements. Hansen clarified that the amendments were part of a larger plan (Sustainability Regulatory and Policy Update) that took a decade to develop and impacted all dwellings, not just mobile and manufactured homes. Solyman indicated that park managers/owners are meeting with local and state authorities to discuss the jurisdictional viability of the County's criteria exceeding that of the HCD on a property that is under the jurisdiction of the HCD.

5.5. CPI Adjustment Letters Update

Staff reported that CPI letters had been sent to all parks with spaces under the rent stabilization ordinance and uploaded to the Commission's website.

6. Commissioner Reports

6.1. District Two (Cleveland):

Cleveland summarized an article in the Sentinel related to mobile home living and reported that Pinto Lake Mobile Estates has converted some guest parking spaces to paid parking for residents. Valdez confirmed that Green Valley MHP is also doing this.

6.2. District Three (Walker): No Report

6.3. District Four (Valdez):

Valdez reported that Meadows Manor has not yet repaired potholes beyond a partial repair that they passed through to residents, but which did not resolve the issue permanently. A very large new mobile home that barely met easement was installed in the park. No reports from other parks.

6.4. District Five (Halterman):

Halterman referred one resident to the MRLPP program.

6.5. Golden State Manufactured Homeowners League (Lerno): Not Present

6.6. Western Manufactured Housing Communities (Solyman):

Solyman reported progress in working with the Shoreline MHP portfolio manager on a list of issues as well as researching an issue related to the Capitola rent control ordinance and changing legislation at the state level that would no longer exempt residents on long-term leases at the Surf and Sand MHP from rent control.

6.7. District One (Brocklebank)

Brocklebank reported communicating with residents on a variety of matters in 5 MHPs including Blue and Gold, Castle, Ocean Breeze, Pinto Lake Mobile Estates, and Soquel Gardens. Brocklebank encouraged public and Commissioner attendance of an RTC-hosted open house at the Live Oak Grange for the community to learn about the Rail Trail project.

7. Central Coast Resident-Owned Parks (ROP) Report:

Cleveland reported that a road maintenance presentation is scheduled for the next ROP meeting.

8. Legislative Report:

Halterman provided updates on the status of several bills related to mobile home parks being considered:

- **(AB-2778) Mobilehome Affordability Act: mobilehome parks: rent caps.** The bill was re-referred to the Committee on Housing and Community Development and is expected to remain there for the remainder of the year. It is confirmed dead now because there is not a fair rate of return provision included.
- **(AB 2539) Mobilehome parks: sale: notice: right of first refusal.** The bill is suspended.
- **(AB-2387) Mobilehome parks: additional lots: exemption from additional fees or charges.** (Gail Pellerin) Although the bill is meant to address affordable housing shortages, it remains problematic in that it would remove all local oversight and could result in many unintended consequences including multifamily multi-story dwellings. It has passed both houses and is scheduled for finance committee review.
- **(AB-2022) Mobilehome Emergency Preparedness Act** The bill is in the Senate awaiting the August return.

9. County Counsel Report: No Report

10. Staff Report

Staff provided an update on the County's ongoing efforts to assemble a panel of financial experts to assess Special Rent Adjustment Petitions when they are filed.

11. Correspondence: None

12. Adjournment

Meeting adjourned at 10:49 AM.

Submitted by: Kaite McGrew, *Commissions Manager*



Santa Cruz County Mobile and Manufactured Home Commission

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Scheduled Meetings

Unless otherwise specified, regularly scheduled Mobile and Manufactured Home Commission meetings are generally held as follows:

DAY: Third (3rd) Thursday*
MONTH: Every other month (January, March, May, July, September, and November)
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.

2024 MEETING DATES		
DATE	TIME	LOCATION
January 18, 2024	9:30 – 11:00 AM	United Way
March 21, 2024	9:30 – 11:00 AM	United Way
May 16, 2024	9:30 – 11:00 AM	United Way
July 18, 2024	9:30 – 11:00 AM	United Way
September 19, 2024	9:30 – 11:00 AM	United Way
November 21, 2024	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.



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MEMORANDUM

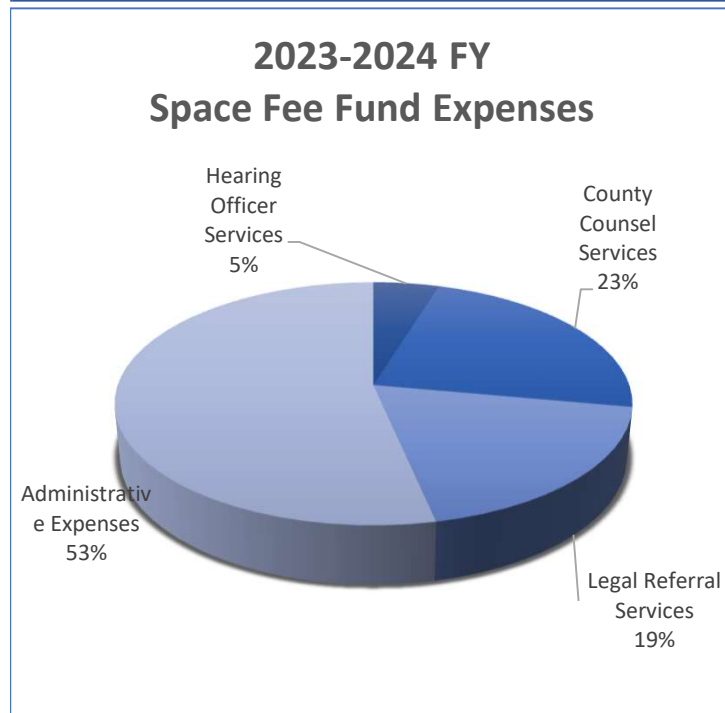
To: Santa Cruz County Board of Supervisors
From: The Mobile and Manufactured Home Commission
Date: July 18, 2024
Re: Accept and Adopt the Recommendation of the Mobile and Manufactured Home Commission that the Mobile Home Space Fee Remain at \$38 Per Space Per Year

Pursuant to Santa Cruz County Ordinance § 13.32.110, the Commission annually reviews and makes a recommendation to the Board of Supervisors regarding the space fee. As you may recall, in 2022 the Commission recommended, and the Board approved, that the space fee remain \$38 per space per year.

On July 1, 2023, the space fee trust fund balance was \$221,184.34. Income from space fees and interest accrued during the 2023-20234 fiscal year amounted to \$84,873.42. After expenses collected to date, the 2023-2024 fiscal year-end balance in the fund on July 1, 2024 was \$241,766.76 to be held in trust for unplanned costs, such as litigation concerning the Rent Adjustment Ordinance. Trust fund income and expenses for the 2023-2024 fiscal year fell within normal ranges as compared to years prior to the pandemic in all categories. Further, many mobile and manufactured home park residents continue to experience financial hardship in the wake of recent natural disasters, particularly flooding events.

It is therefore recommended that your Board accept and adopt the recommendation of the Mobile and Manufactured Home Commission that the Mobile Home Space Fee remain at \$38 per space per year.

2023-2024 FY Space Fee Fund Report	
Starting Balance	\$ 221,184.34
Deposits	
Space Fees Collected	\$ 76,627.00
Space Fees Still Outstanding	\$ -
Interest	\$ 8,246.42
Total Deposits	\$ 84,873.42
Expenses	
Hearing Officer Services	\$ 3,065.00
County Counsel Services	\$ 14,862.50
Legal Referral Services	\$ 12,072.50
Administrative Expenses	\$ 34,291.00
Total Expenses	\$ 64,291.00
Closing Balance*	\$ 241,766.76
<i>*Does not include fees that have not yet been submitted for payment, or outstanding space fees not yet collected or collected after 6/30/2024.</i>	





County of Santa Cruz
Community Development & Infrastructure

Mobile & Manufactured Homes Parking Certification

Summary

The County of Santa Cruz has amended the County Code (effective 3/15/24) to update regulations concerning mobile and manufactured homes in mobile home parks. The new regulations affect the process for submitting and approving the Mobile Home Certifications required to install replacement mobile homes.

What has Changed?

Previously, Mobile Home Certifications were based on coach size. If the replacement mobile home was more than 120 percent of the size of the existing mobile home, then current parking standards had to be met.

Now, Mobile Home Certifications are based on the number of bedrooms. If the number of bedrooms in the new coach is greater than the number of bedrooms in the existing coach, then current parking standards must be met. For this reason, applications for mobile home certifications *must now include the floor plan of the existing coach*, along with a floor plan of the replacement coach. If the manufacturer's floor plan for the existing coach is unavailable, the applicant must draft a floor plan before the existing coach is removed.

What are the Parking Standards?

Parking standards for mobile homes are now as follows:

1 bedroom: 1 parking space

2-3 bedrooms: 2 parking spaces

4+ bedrooms: 3 parking spaces

The following rules for parking spaces in mobile home parks remain unchanged: one off-street parking space may be a compact space (7.5' by 16'), three cars may park in tandem, and one space may overhang a landscaped area.

What is Considered to be a "Bedroom"?

A bedroom is any space in the conditioned (heated) area of a dwelling unit which is 70 square feet and greater in size and which is an exterior room. Every such room in a mobile home or other dwelling unit is a bedroom except the following (13.10.700-B):

1. Hall
2. Bathroom
3. Kitchen
4. Living room (maximum of one per dwelling unit; may have a closet)
5. Dining room (opening off the kitchen or living room, maximum one per dwelling unit)

6. Family room (opening off the kitchen or living room, maximum one per dwelling unit)
7. Breakfast nook (opening off the kitchen, maximum of one per dwelling unit)
8. Laundry room

“Office,” “pantry” and “storage” are not accepted room designations in the heated area of the unit for an exterior room of 70 sq.ft. or greater.

Application Process

Step One: Prepare your application. Use [Mobile & Manufactured Home Parking Certification - PLG165](#).

- The form contains the full application requirements to be submitted together with the form.
- Please download, fill out, and email the digital form as County staff needs to fill out the staff portion of the form. Avoid printing and scanning the form.
- Note: when filling out the form, the “applicant” is the usually the mobile home vendor submitting the application, not the space owner.

Step Two: Submit the application by email. Applicants must send completed applications with attachments (also in pdf format) to the Zoning inquiries address, Planning.ZoningInfo@santacruzcountyca.gov.

Unified Permit Center | <https://cdi.santacruzcountyca.gov/UPC.aspx> | 701 Ocean Street, Santa Cruz, CA 95060



Application Information

Park Name: _____ Space Number: _____

Park Address _____

Assessor's Parcel Number (APN): _____

Applicant Name: _____

Applicant Address: _____

Applicant email: _____

Telephone Numbers: (Cell) _____ (Office) _____

Existing Unit Number of Bedrooms: _____ Proposed Unit Number of Bedrooms: _____

_____	_____
Applicant Name	Date

Required Submittal Materials:

1. All plans shall be drawn to an accurate scale on 8.5 x 11 inch sheets.
2. Site plan with existing mobile/ manufactured home, parking spaces, and all on-site improvements.
3. Site plan with proposed mobile/ manufactured home, parking spaces, and all on-site improvements.
4. Floor plans of the existing and proposed mobile/ manufactured homes.
5. Directions to the site, including a map showing the location of the space in the park.
6. A copy of Form 538 (Mobile Home Lot Plot Plan) from California State Dept of Housing and Community Development.

Determination:

Adequate parking is provided consistent with the County Code.

Parking is inadequate to meet the requirements of the County Code. An exception is needed to install the coach.

Planning Department Staff: _____

Date of Determination: _____ Appeal Period Ends: _____

No improvements shall be installed or constructed that would decrease the existing number of parking spaces or the dimensions of existing, unless parking would remain compliant for the number of proposed bedrooms.



Mobile Home Park Coach Replacement Parking Certification Staff Procedures and Evaluation Criteria

Staff Procedures:

1. Application and required materials submitted in via email to Planning.ZoningInfo@santacruzcountyca.gov
2. Application is reviewed for completeness. If complete intake is completed (ZMH fee code). If incomplete, staff will contact the applicant to request additional information.
3. Once the application is complete, payment is completed online, in person, or by mail.
4. Upon payment, the application is assigned to a Planning Technician.
5. Planning Tech staff will then conduct a site visit to verify the accuracy of the plans and available parking area.
6. If the number and design of parking spaces meets code requirements, the application/certification form is marked accordingly and signed and dated with the 14-day appeal period end date noted. If the number and design of the spaces **does not** meet the requirements, the application/certification is marked accordingly, signed and dated, and an exception may be considered as a Minor Permit by the Zoning Administrator per SCCC 18.10.
7. At final determination, the completed application form will be mailed to the applicant, to DPW and attached to the file.

Staff Evaluation Criteria:

1. The site plan is a clear and accurate representation of the site conditions.
2. The number and design of the parking spaces is adequate to meet the parking requirements per Santa Cruz County Code section 13.16.050-1 et. sec.



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July 12, 2024

RE: 2024 Consumer Price Index Rent Adjustment for 2025 Space Rents

Dear Park Owner/Manager:

Enclosed please find the rates for *both* Mobile Home space rentals and RV space rentals. Please note that each type of rental has a different rate, using a different calculation.

Please refer to the letter entitled “**2024 Consumer Price Index Rent Adjustment for 2025 Mobile Home Space Rents**” when calculating space rental rates for Mobile Home units.

Please refer to the letter entitled “**2024 Consumer Price Index Rent Adjustment for 2025 RV Space Rents**” when calculating space rental rates for RV units.

Sincerely,

Kaite McGrew

Commissions Manager

cc: Santa Cruz County Board of Supervisors
Santa Cruz County Mobile and Manufactured Home Commission
Meredith Lintott, Senior Legal Services



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July 12, 2024

2024 Consumer Price Index Rent Adjustment for 2025 Mobile Home Space Rents

Dear Mobile Home Park Owner/Manager:

Under the terms of Chapter 13.32 of the Santa Cruz County Code (*Rental Adjustment Procedures for Mobile Home Parks*), park owners may make adjustments to space rents once each year.

Section 13.32.030(D)(3) of the Santa Cruz County Code allows a park owner to adjust the rents in their park by an amount equal to or less than fifty percent (50%) of the percentage change in the *San Francisco-Oakland Consumer Price Index – All Urban Consumers Category* between July 1, 1981 and July 1st of the year before the rent adjustment will go into effect. A copy of the Consumer Price Index (CPI) for June 2024, as reported by the Bureau of Labor Statistics, can be found on the back of this page. **The allowable CPI adjustment for 2025 mobile home space rents is determined to be 146.95% or less**, calculated as follows:

2025 CPI Mobile Home Space Rent Adjustment Calculation

July 1, 2024 (for use in 2025)	1079.270 (Adjusted Index)
July 1, 1981 (for use in 1982)	<u>- 274.000 (Adjusted Index)</u>
	805.270
	805.270 Total CPI Increase
(805.270 divided by 274.000) x 100 =	293.894% (Percentage Increase)
Fifty percent of 293.894% =	146.95% (2025 CPI Rent Adjustment)

The CPI adjustment, when multiplied by and then added to the 1982 base rent, becomes part of an allowable 2025 general rent adjustment.

Sincerely,

Kaite McGrew
Commissions Manager





































cc: Santa Cruz County Board of Supervisors
Santa Cruz County Mobile and Manufactured Home Commission
Meredith Lintott, Senior Legal Services

The San Francisco-Oakland-Hayward, CA. metropolitan area covered in this release is comprised of Alameda, Contra Costa, Marin, San Francisco, San Mateo Counties in the State of California.

Information in this release will be made available to individuals with sensory impairments upon request. Voice phone: 202-691-5200; Telecommunications Relay Service: 7-1-1.

Table 1. Consumer Price Index for All Urban Consumers (CPI-U): Indexes and percent changes for selected periods

San Francisco-Oakland-Hayward, CA (1982-84=100 unless otherwise noted)

Item and Group	Indexes				Percent change from-		
	Historical data	Apr. 2024	May 2024	Jun. 2024	Jun. 2023	Apr. 2024	May 2024
Expenditure category							
All items		351.247	-	351.064	3.2	-0.1	-
All items (1967=100)		1,079.830	-	1,079.270	-	-	-
Food and beverages		369.070	-	369.320	1.9	0.1	-
Food		371.953	-	372.216	1.7	0.1	-
Food at home		334.687	332.927	331.134	-0.3	-1.1	-0.5
Cereals and bakery products		338.361	335.492	335.839	0.3	-0.7	0.1
Meats, poultry, fish, and eggs		352.382	355.059	354.032	0.6	0.5	-0.3
Dairy and related products		342.013	331.060	328.616	-0.6	-3.9	-0.7
Fruits and vegetables		428.608	431.203	419.859	-0.1	-2.0	-2.6
Nonalcoholic beverages and beverage materials ⁽¹⁾		253.426	240.853	237.036	-2.1	-6.5	-1.6
Other food at home		292.229	294.640	297.951	0.0	2.0	1.1
Food away from home		418.167	-	424.458	5.2	1.5	-
Alcoholic beverages		335.512	-	335.583	3.6	0.0	-
Housing		406.337	-	406.145	3.3	0.0	-
Shelter		451.395	451.048	451.424	2.7	0.0	0.1
Rent of primary residence ⁽²⁾		504.927	505.686	504.841	0.6	0.0	-0.2
Owners' equiv. rent of residences ⁽²⁾⁽³⁾		477.504	476.694	476.496	1.3	-0.2	0.0
Owners' equiv. rent of primary residence ⁽¹⁾⁽²⁾		477.504	476.694	476.496	1.3	-0.2	0.0
Fuels and utilities		632.424	-	641.090	18.2	1.4	-
Household energy		612.395	613.299	625.132	26.4	2.1	1.9
Energy services ⁽²⁾		616.600	617.822	629.786	26.9	2.1	1.9
Electricity ⁽²⁾		731.389	731.389	741.126	26.9	1.3	1.3
Utility (pipel) gas service ⁽²⁾		401.648	405.412	422.321	21.7	5.1	4.2
Household furnishings and operations		174.413	-	171.370	-1.8	-1.7	-
Apparel		127.051	-	146.378	22.4	15.2	-
Transportation		270.807	-	260.737	2.7	-3.7	-
Private transportation		268.135	-	263.093	3.2	-1.9	-
New and used motor vehicles ⁽⁴⁾		120.198	-	119.706	-3.0	-0.4	-
New vehicles ⁽¹⁾		192.662	-	192.608	-2.0	0.0	-
Used cars and trucks ⁽¹⁾		327.027	-	329.758	-9.8	0.8	-
Motor fuel		397.919	386.142	359.602	2.7	-9.6	-6.9
Gasoline (all types)		395.754	384.036	357.461	2.8	-9.7	-6.9
Gasoline, unleaded regular ⁽⁴⁾		396.228	384.237	357.164	2.7	-9.9	-7.0
Gasoline, unleaded midgrade ⁽⁴⁾⁽⁵⁾		368.506	358.041	334.378	2.9	-9.3	-6.6
Gasoline, unleaded premium ⁽⁴⁾		373.861	363.656	340.096	3.1	-9.0	-6.5
Medical care		587.011	-	591.992	0.9	0.8	-

Footnotes

(1) Indexes on a December 1977=100 base.

(2) This index series was calculated using a Laspeyres estimator. All other item stratum index series were calculated using a geometric means estimator.

(3) Indexes on a December 1982=100 base.

(4) Special index based on a substantially smaller sample.

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(6) Indexes on a December 1997=100 base.

- Data not available

NOTE: Index applies to a month as a whole, not to any specific date.



Santa Cruz County Mobile and Manufactured Home Commission

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commissions@santacruzcountyca.gov

www.sccmmhc.org

July 12, 2024

2024 Consumer Price Index Rent Adjustment for 2025 RV Space Rents

Dear RV Park Owner/Manager:

Under the terms of Chapter 13.32 of the Santa Cruz County Code (*Rental Adjustment Procedures for Mobile Home Parks*), park owners may make adjustments to space rents once each year. Section 13.32.102 of the ordinance defines base rents for RV parks to be that amount of rent charged as of January 1, 1999.

It is the opinion of the Santa Cruz County Counsel's office that an RV park owner may adjust the rent in their park by an amount equal to or less than fifty percent (50%) of the percentage change in the *San Francisco-Oakland Consumer Price Index – All Urban Consumers Category* between July 1, 1998 and July 1st of the year before the rent adjustment will go into effect. A copy of the Consumer Price Index (CPI) for June 2024, as reported by the Bureau of Labor Statistics, can be found on the back of this page. **The allowable CPI adjustment for 2025 RV space rents is determined to be 56.06% or less**, calculated as follows:

2025 CPI RV Space Rent Adjustment Calculation

July 1, 2024 (for use in 2025)	1079.270 (Adjusted Index)
July 1, 1998 (for use in 1999)	<u>- 508.800</u> (Adjusted Index)
	570.470
	570.470 Total CPI Increase
(570.470 divided by 508.800) x 100 =	112.121% (Percentage Increase)
Fifty percent of 112.121% =	56.06 % (2025 CPI Rent Adjustment)

The CPI adjustment, when multiplied by and then added to the 1999 base rent, becomes part of an allowable 2025 general rent adjustment.

Additionally, in keeping with the intent of the Ordinance, it is also the opinion of the Santa Cruz County Counsel's office that the appropriate property tax adjustment must be based on a formula which uses the 1998/1999 taxes as compared to those of 2024/2025.

Sincerely,

Kaite McGrew

Commissions Manager





































cc: Santa Cruz County Board of Supervisors
Santa Cruz County Mobile and Manufactured Home Commission
Meredith Lintott, Senior Legal Services

The San Francisco-Oakland-Hayward, CA. metropolitan area covered in this release is comprised of Alameda, Contra Costa, Marin, San Francisco, San Mateo Counties in the State of California.

Information in this release will be made available to individuals with sensory impairments upon request. Voice phone: 202-691-5200; Telecommunications Relay Service: 7-1-1.

Table 1. Consumer Price Index for All Urban Consumers (CPI-U): Indexes and percent changes for selected periods

San Francisco-Oakland-Hayward, CA (1982-84=100 unless otherwise noted)

Item and Group	Indexes				Percent change from-		
	Historical data	Apr. 2024	May 2024	Jun. 2024	Jun. 2023	Apr. 2024	May 2024
Expenditure category							
All items		351.247	-	351.064	3.2	-0.1	-
All items (1967=100)		1,079.830	-	1,079.270	-	-	-
Food and beverages		369.070	-	369.320	1.9	0.1	-
Food		371.953	-	372.216	1.7	0.1	-
Food at home		334.687	332.927	331.134	-0.3	-1.1	-0.5
Cereals and bakery products		338.361	335.492	335.839	0.3	-0.7	0.1
Meats, poultry, fish, and eggs		352.382	355.059	354.032	0.6	0.5	-0.3
Dairy and related products		342.013	331.060	328.616	-0.6	-3.9	-0.7
Fruits and vegetables		428.608	431.203	419.859	-0.1	-2.0	-2.6
Nonalcoholic beverages and beverage materials ⁽¹⁾		253.426	240.853	237.036	-2.1	-6.5	-1.6
Other food at home		292.229	294.640	297.951	0.0	2.0	1.1
Food away from home		418.167	-	424.458	5.2	1.5	-
Alcoholic beverages		335.512	-	335.583	3.6	0.0	-
Housing		406.337	-	406.145	3.3	0.0	-
Shelter		451.395	451.048	451.424	2.7	0.0	0.1
Rent of primary residence ⁽²⁾		504.927	505.686	504.841	0.6	0.0	-0.2
Owners' equiv. rent of residences ⁽²⁾⁽³⁾		477.504	476.694	476.496	1.3	-0.2	0.0
Owners' equiv. rent of primary residence ⁽¹⁾⁽²⁾		477.504	476.694	476.496	1.3	-0.2	0.0
Fuels and utilities		632.424	-	641.090	18.2	1.4	-
Household energy		612.395	613.299	625.132	26.4	2.1	1.9
Energy services ⁽²⁾		616.600	617.822	629.786	26.9	2.1	1.9
Electricity ⁽²⁾		731.389	731.389	741.126	26.9	1.3	1.3
Utility (pipel) gas service ⁽²⁾		401.648	405.412	422.321	21.7	5.1	4.2
Household furnishings and operations		174.413	-	171.370	-1.8	-1.7	-
Apparel		127.051	-	146.378	22.4	15.2	-
Transportation		270.807	-	260.737	2.7	-3.7	-
Private transportation		268.135	-	263.093	3.2	-1.9	-
New and used motor vehicles ⁽⁴⁾		120.198	-	119.706	-3.0	-0.4	-
New vehicles ⁽¹⁾		192.662	-	192.608	-2.0	0.0	-
Used cars and trucks ⁽¹⁾		327.027	-	329.758	-9.8	0.8	-
Motor fuel		397.919	386.142	359.602	2.7	-9.6	-6.9
Gasoline (all types)		395.754	384.036	357.461	2.8	-9.7	-6.9
Gasoline, unleaded regular ⁽⁴⁾		396.228	384.237	357.164	2.7	-9.9	-7.0
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DAY: Third (3rd) Thursday*
MONTH: Every other month (January, March, May, July, September, and November)
TIME: 9:30 AM – 11:00 AM
LOCATION: United Way of Santa Cruz County Community Room*
4450 Capitola Road, Ste 106, Capitola, CA 95010

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2024 MEETING DATES		
DATE	TIME	LOCATION
January 18, 2024	9:30 – 11:00 AM	United Way
March 21, 2024	9:30 – 11:00 AM	United Way
May 16, 2024	9:30 – 11:00 AM	United Way
July 18, 2024	9:30 – 11:00 AM	United Way
September 19, 2024	9:30 – 11:00 AM	United Way
November 21, 2024	9:30 – 11:00 AM	United Way

Public Participation

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Notice of Public Meeting and Agenda

DATE: Thursday, September 19, 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 *July 18, 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/Continuing Business/Action Items:
 - 5.1. District One Mobile Home Encroachment Update - Grace Blakeslee (*RTC Senior Planner*)
 - 5.2. Follow-up on Amended County Parking Standards for New Manufactured Home Installations
6. Commissioner Reports
 - 6.1. District 1 (*Brocklebank*)
 - 6.2. District 2 (*Cleveland*)
 - 6.3. District 3 (*Walker*)
 - 6.4. District 4 (*Valdez*)
 - 6.5. District 5 (*Halterman*)
 - 6.6. Golden State Manufactured Homeowners League (*Lerno*)
 - 6.7. Western Manufactured Housing Communities (*Solyman*)
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, November 21, 2024

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MOBILE AND MANUFACTURED HOME COMMISSION MEETING MINUTES

DATE: July 18, 2024

LOCATION: United Way Community Room, (4450 Capitola Road, Ste 106, Santa Cruz, CA 95010)

PRESENT: Jean Brocklebank (*Chair - 1st District*), Henry Cleveland (*2nd District*), Candi Walker (*3rd District*), Richard Valdez (*4th District*), Rick Halterman (*5th District*), Charlene Solyman (*Vice Chair - WMA*)

EXCUSED: None

ABSENT: Carol Lerno (*GSMOL*)

STAFF: Kaite McGrew (*Commissions Manager*), Suzanne Yang (*County Counsel*)

GUESTS: Shane McKeithen (*District Supervisor Analyst*), Luis Mendez (*RTC Deputy Director*), Stephanie Hansen (*Planning Assistant Director*) and 12 members of the public attended.

1. Call to Order/Roll Call/Agenda Review
Meeting convened at 9:30 AM.
Item 5.5 was reordered to become 5.1 for scheduling purposes.
2. Approve *May 16, 2024 Meeting Minutes*
Minutes were amended for clarification.
Motion to approve *May 16, 2024 Meeting Minutes* as amended.
Motion/Second: Halterman/Solyman
Motion passed unanimously.
3. Public Comment:
1 member of the public provided public comment.
4. County Supervisor Report
McKeithen reported that the Board of Supervisors is in July recess and staff are dealing primarily with individual constituent issues until the next policy meeting scheduled for the second week of August.
5. New Business/Action Items:
 - 5.1. Ad Hoc RTC Scheduling Update
Brocklebank read a report from the RTC's Interim Executive Director, Mitch Weiss, regarding the status of their analysis of the on the MHP encroachment issue which will impact two Live Oak MHP. The RTC's real property consultant subcontracted with another consulting firm specifically to provide analysis and recommendations at their fall meeting. Grace Blakeslee (*RTC Senior Planner*) has been invited to the September MMHC meeting to share the findings. Mendez provided additional more current detail on the project and reiterated the RTC's commitment to resolving the issue. Residents will be given an opportunity to provide input to the subcontractor.
 - 5.2. Consider Reasonable Rate of Return on Capital Improvements Recommendation
Commission discussed the reasonable rate of return for park owners making capital improvements in their parks.

Motion to retain the Reasonable Rate of Return at 12% and approve the *Reasonable Rate of Return Recommendation Memo* as written.

Motion/Second: Halterman/Cleveland

Motion passed unanimously.

5.3. Consider Space Fee recommendation

Commission reviewed the annual Space Fee Fund report and discussed the potential impact of recent code changes on projected expenses.

Motion to retain the space fee at \$38 per year per space and approve the *Space Fee Recommendation Memo* as written

Motion/Second: Halterman/Solyman

Motion passed unanimously.

5.4. Amended County Parking Standards for New Manufactured Home Installations

Commission reviewed County documentation describing recent amendments to parking requirements for new manufactured homes being installed in County MHPs. Transportation permits are only being issued for homes that will meet the parking requirements. Hansen clarified that the amendments were part of a larger plan (Sustainability Regulatory and Policy Update) that took a decade to develop and impacted all dwellings, not just mobile and manufactured homes. Solyman indicated that park managers/owners are meeting with local and state authorities to discuss the jurisdictional viability of the County's criteria exceeding that of the HCD on a property that is under the jurisdiction of the HCD.

5.5. CPI Adjustment Letters Update

Staff reported that CPI letters had been sent to all parks with spaces under the rent stabilization ordinance and uploaded to the Commission's website.

6. Commissioner Reports

6.1. District Two (Cleveland):

Cleveland summarized an article in the Sentinel related to mobile home living and reported that Pinto Lake Mobile Estates has converted some guest parking spaces to paid parking for residents. Valdez confirmed that Green Valley MHP is also doing this.

6.2. District Three (Walker): No Report

6.3. District Four (Valdez):

Valdez reported that Meadows Manor has not yet repaired potholes beyond a partial repair that they passed through to residents, but which did not resolve the issue permanently. A very large new mobile home that barely met easement was installed in the park. No reports from other parks.

6.4. District Five (Halterman):

Halterman referred one resident to the MRLPP program.

6.5. Golden State Manufactured Homeowners League (Lerno): Not Present

6.6. Western Manufactured Housing Communities (Solyman):

Solyman reported progress in working with the Shoreline MHP portfolio manager on a list of issues as well as researching an issue related to the Capitola rent control ordinance and changing legislation at the state level that would no longer exempt residents on long-term leases at the Surf and Sand MHP from rent control.

6.7. District One (Brocklebank)

Brocklebank reported communicating with residents on a variety of matters in 5 MHPs including Blue and Gold, Castle, Ocean Breeze, Pinto Lake Mobile Estates, and Soquel Gardens. Brocklebank encouraged public and Commissioner attendance of an RTC-hosted open house at the Live Oak Grange for the community to learn about the Rail Trail project.

7. Central Coast Resident-Owned Parks (ROP) Report:

Cleveland reported that a road maintenance presentation is scheduled for the next ROP meeting.

8. Legislative Report:

Halterman provided updates on the status of several bills related to mobile home parks being considered:

- **(AB-2778) Mobilehome Affordability Act: mobilehome parks: rent caps.** The bill was re-referred to the Committee on Housing and Community Development and is expected to remain there for the remainder of the year. It is confirmed dead now because there is not a fair rate of return provision included.
- **(AB 2539) Mobilehome parks: sale: notice: right of first refusal.** The bill is suspended.
- **(AB-2387) Mobilehome parks: additional lots: exemption from additional fees or charges.** (Gail Pellerin) Although the bill is meant to address affordable housing shortages, it remains problematic in that it would remove all local oversight and could result in many unintended consequences including multifamily multi-story dwellings. It has passed both houses and is scheduled for finance committee review.
- **(AB-2022) Mobilehome Emergency Preparedness Act** The bill is in the Senate awaiting the August return.

9. County Counsel Report: No Report

10. Staff Report

Staff provided an update on the County's ongoing efforts to assemble a panel of financial experts to assess Special Rent Adjustment Petitions when they are filed.

11. Correspondence: None

12. Adjournment

Meeting adjourned at 10:49 AM.

Submitted by: Kaite McGrew, *Commissions Manager*



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Notice of Public Meeting and Agenda

DATE: Thursday, November 21, 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 *September 19, 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/Continuing Business/Action Items:
 - 5.1. Follow-up on Amended County Parking Standards for New Manufactured Home Installations
 - 5.2. District One Mobile Home RTC Encroachment Update
 - 5.3. Consider Jan Beutz Award Candidates
6. Commissioner Reports
 - 6.1. District 1 (*Brocklebank*)
 - 6.2. District 2 (*Cleveland*)
 - 6.3. District 3 (*Walker*)
 - 6.4. District 4 (*Valdez*)
 - 6.5. District 5 (*Halterman*)
 - 6.6. Golden State Manufactured Homeowners League (*Lerno*)
 - 6.7. Western Manufactured Housing Communities (*Solyman*)
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, January 16, 2025

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MOBILE AND MANUFACTURED HOME COMMISSION MEETING MINUTES

DATE: September 19, 2024

LOCATION: United Way Community Room, (4450 Capitola Road, Ste 106, Santa Cruz, CA 95010)

PRESENT: Jean Brocklebank (*Chair - 1st District*), Henry Cleveland (*2nd District*), Candi Walker (*3rd District*), Richard Valdez (*4th District*), Rick Halterman (*5th District*), Charlene Solyman (*Vice Chair - WMA*), Carol Lerno (*GSMOL*)

EXCUSED: None

ABSENT: None

STAFF: Kaite McGrew (*Commissions Manager*), Suzanne Yang (*County Counsel*)

GUESTS: Manu Koenig (*District One Supervisor*), Luis Mendez (*RTC Deputy Director*), Grace Blakeslee (*RTC Senior Planner*) and 21 members of the public attended.

1. Call to Order/Roll Call/Agenda Review
Meeting convened at 9:29 AM.
2. Approve July 18, 2024 Meeting Minutes
Motion to approve July 18, 2024 Meeting Minutes.
Motion/Second: Valdez/Halterman
Motion passed unanimously.
3. Public Comment:
5 members of the public provided public comment.
4. County Supervisor Report
Supervisor Koenig reported that his office has not worked directly on any MHP-related issues since the last meeting. Live Oak residents should be aware that the movement of several prefabricated units on surface streets this week may cause traffic delays. If any residents have ideas for a small transportation-related projects that could benefit from an RTC \$10K microgrant, they are encouraged to contact Supervisor Koenig's office for an application.
5. New Business/Action Items:
 - 5.1. District One Mobile Home Encroachment Update
Blakeslee shared findings from the recent consultants' report reviewing the encroachment and offering removal options for homes, sheds, and fences encroaching into the rail right-of-way. She detailed the encroachment issues and optional remedies for specific units in both parks involved. There are several instances where an HCD variance in the 3' setback requirement could resolve the issue at their discretion. Solyman provided information that in some cases, replacing the siding with fire resistant materials could impact whether the HCD would grant a variance because the requirement is a fire safety measure. The current project requires the full use of the right-of-way, so there will be no option for the residents to rent the encroachment space from the RTC. Cleveland shared his understanding that the HCD has different street width requirements in mobile

home parks than the local fire department's requirement. The RTC will consider whether to include passenger rail in the corridor in Spring 2025 but that would not necessarily change encroachment issues and options for remedy.

- 5.2. Follow-up on Amended County Parking Standards for New Manufactured Home Installations
Item pended to the November meeting for lack of adequate time to discuss.

6. Commissioner Reports

6.1. District One (Brocklebank)

Brocklebank reported communicating with residents on a variety of matters in 5 MHPs including Blue and Gold, Castle, Soquel Gardens, Pinto Lake Mobile Estates, and Ocean Breeze.

6.2. District Two (Cleveland)

Cleveland reported communicating with residents on a variety of matters in 3 MHPs including Pacific Family, Live Oak, and Rancho Cerritos.

6.3. District Three (Walker): No Report

6.4. District Four (Valdez):

Valdez reported attending Watsonville City Council meetings regarding proposed amendments to Title 14 legislation impacting mobile home park conversions. Additionally, Meadows Manor residents have received a new set of park rules which seem to be based on a standard WMA template. A senior was recently evicted and Solyman provided additional information about the lawful eviction and lien sale process.

6.5. District Five (Halterman):

Halterman reported that he has been in touch with Gail Pellerin's office to put them in contact with a Scotts Valley MHP resident on an issue. Additionally, GSMOL has a new President, Ann Anderson.

6.6. Golden State Manufactured Homeowners League (Lerno):

Lerno encouraged residents to visit the GSMOL website. Halterman advised that information about upcoming online town halls can also be found there.

6.7. Western Manufactured Housing Communities (Solyman):

Solyman reported that Evans Management continues to pursue HCD approval as MHP manager education providers in accordance with the new continuing education requirements. The Frank J. Evans Foundation awarded 48 \$2K scholarships state-wide to college-bound students living in mobile home parks. Recipients include a student from Ocean Breeze MHP who has received the award five years in a row.

7. Central Coast Resident-Owned Parks (ROP) Report:

Cleveland reported that the last ROP meeting featured a road maintenance including speed bumps.

8. Legislative Report:

Halterman provided updates on the status of several bills related to mobile home parks being considered:

- **(AB-2387) Mobilehome parks: additional lots: exemption from additional fees or charges.** (Gail Pellerin) The bill is passed and is active.
- **(AB-2022) Mobilehome Emergency Preparedness Act** The bill is passed and is active.
- **(AB-2373) Mobilehomes: tenancies** – The bill is passed and is active.

9. County Counsel Report: No Report

10. Staff Report:

Staff provided an update on the Pinto Lake Estates MHP petition hearing process. The County has contracted with a financial expert to review the Special Rent Adjustment Petition, and their review is underway. The pre-hearing settlement conference for the General Rent Adjustment Hearing was held and a tentative agreement was reached. However, because what is being proposed would become a permanent increase rather than following the allowable term for capital improvement pass-throughs, the terms of the agreement will be included in the financial expert's review and the hearings will be combined as provided for in Chapter 13.32.

11. Correspondence: None

12. Adjournment

Meeting adjourned at 11:00 AM.

Submitted by: Kaite McGrew, *Commissions Manager*

From: [Roxanne Stanley](#)
To: [Commissions](#)
Subject: Encroachment from the RTC
Date: Tuesday, November 5, 2024 8:50:13 AM

******CAUTION:**This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email.****

My name is Roxanne Stanley I would like to be put on the newsletter. I'd like to receive the agendas.

I have an encroachment on my home. I have a double wide manufactured home. I bought 20 years ago at Castle Estates. I was told I cannot move 6 1/2 ft. from a letter I got from park owner. There is no money (30,000) or place for me to move my home in the county. If you would move a double wide module home Stilton 71 you might as well chop it up and throw it in the garbage, it will not survive.

As a taxpayer.
Like all other 43 affected homeowners we need answers.

I've reached out to numerous radio stations
Newsletters regarding my issue . For. majority senior citizens who have expressed to me the fear of the unknown of their home, life savings

I've conducted meetings with the mayor of Capitola. Talk to Manu and nothing seems to be moving along regarding direct answers for these folks.

I understand these things take time.

I Proposed on the radio station, Santa Cruz Voice
Yesterday morning, a couple items

1/ can I have the RTC board join the people that are directly affected by The RTC encroachment
Please join us for a walk
down the corridor of segment 10 ,between blue and gold mobile home park and Castle Estates mobile home park.
so you can see the danger it would be to squeeze in such a congested area already

pedestrians
kids on e-bikes
electric. skateboards.
Roller skaters.

2/Another plan to remove the Trail from the Tracks put it in an area meant for pedestrians on Brummer St

Please contact me.
At [REDACTED]
Roxanne Stanley



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

Scheduled Meetings

Unless otherwise specified, regularly scheduled Mobile and Manufactured Home Commission meetings are generally held as follows:

DAY: Third (3rd) Thursday*
MONTH: Every other month (January, March, May, July, September, and November)
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.