



# Santa Cruz County Mobile and Manufactured Home Commission

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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 (*1<sup>st</sup> District*), Henry Cleveland (*Chair - 2<sup>nd</sup> District*), Candi Walker (*3<sup>rd</sup> District*), Richard Valdez (*4<sup>th</sup> District*), Rick Halterman (*5<sup>th</sup> 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 Lake 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 the Appropriations Committee 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 Lake 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*