



## Santa Cruz County Mobile and Manufactured Home Commission

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### MOBILE AND MANUFACTURED HOME COMMISSION MEETING MINUTES

DATE: March 20, 2025  
LOCATION: United Way Community Room, (4450 Capitola Road, Ste 106, Santa Cruz, CA 95010)  
PRESENT: Jean Brocklebank (*Chair - 1<sup>st</sup> District*), Henry Cleveland (*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*), Carol Lerno (*GSMOL*), Charlene Solyman (*Vice Chair - WMA*)  
EXCUSED: None  
ABSENT: None  
STAFF: Kaite McGrew (*Commissions Manager*), Suzanne Yang (*County Counsel*)  
GUESTS: Jamie Sehorn (*District One Analyst*) and 17 members of the public attended.

1. Call to Order/Roll Call/Agenda Review  
Meeting convened at 11:29 AM.
2. Approve *January 16, 2025 Meeting Minutes*  
Brocklebank requested changes for further clarification.  
Walker arrived.

**Motion to approve January 16, 2025 Meeting Minutes as amended.**

Motion/Second: Lerno/Cleveland

**Motion passed unanimously.**

3. Public Comment:  
3 members of the public provided public comment.
4. County Supervisor Report  
District One staff continue to work with the RTC, HCD, and residents of Blue and Gold and Castle MHPs on rail corridor encroachments. HCD will not issue reduced setback variances but may grant case-by-case "alternate approvals" via an HCD 511 form. Sehorn outlined options, including HCD complaints about missing plot markers, which could lead to violations for park owners. Once markers are placed, residents may apply for alternate approvals. Letters urging cooperation were sent to park owners in February. With Capitola staff support, RTC scheduled an early April meeting with Castle MHP owners to find solutions that minimize resident impacts. The encroachment resolution deadline remains June 2025.
5. New Business/Action Items:
  - 5.1. Santa Cruz County Mobile Home Park Conversion Ordinances Overview  
The Commission reviewed Santa Cruz County Code Chapters 13.30 and 13.31 regarding mobile home park (MHP) conversions and closures. Halterman noted that state law strongly restricts MHP closures, and that the County's ordinances are even stronger. MHPs in Santa Cruz County are zoned exclusively for mobile home park use. Commission discussed former park closures and conversions.

The Commission discussed that apartment buildings located within MHPs are governed by general landlord-tenant law, not the Mobilehome Residency Law or local mobile home ordinances.

5.2. Disaster Preparedness and Recovery for Mobile Homes in Parks

Brocklebank shared information on the HCD's grant funding proposal for disaster relief funding for housing but residents may need to meet income-related qualifying criteria. Commission may add this item to a future agenda as an informational item.

6. Commissioner Reports

6.1. District Two (Cleveland)

Cleveland requested an update on the Pinto Lake Petition Hearing proceedings. The MRL booklet is no longer being published, but the full text of the law remains available online. Cleveland that this is his final meeting as he will not seek reappointment. Brocklebank thanked him for 18 years of outstanding service and invited him to attend future meetings to share information on resident-owned parks.

6.2. District Five (Halterman):

Halterman reported that an appeal is pending on a previously failed rent cap bill, which may take another year to be heard. MHP managers will begin their mandated training in May or June. The MORE program may be able to offset costs associated with resolving rail corridor encroachments, offering 35-year loans at 1% interest with potential forgiveness on a case-by-case basis. While individuals cannot apply, groups, owners, and entities like the RTC are eligible, with low-income organizations able to receive up to 95% of project costs and others up to 50%. Brocklebank announced that Halterman did not seek reappointment and thanked him for his many years of service, particularly for providing legislative updates.

6.3. Golden State Manufactured Homeowners League (Lerno):

Lerno reported that GSMOL membership continues to grow and shared historical data on its impact in local parks. Brocklebank announced that Lerno is not seeking reappointment and thanked her for over twenty years of service.

6.4. District Three (Walker): No Report

6.5. District Four (Valdez):

Valdez reported that a unit in his park was recently sold to the park owner, effectively removing it from affordable housing stock.

6.6. Western Manufactured Housing Communities (Solyman):

Solyman reported that she recently spoke at a meeting regarding Civil Code Section 798.34, which addresses the right to have a live-in caregiver and related park rules. She announced that applications are now open for the Frank J. Evans \$2,000 scholarship, available to students living in a WMA-member park to support college tuition. Solyman also thanked the three outgoing Commissioners for their insight and camaraderie over their combined 60+ years of service. She noted that properties applying for PG&E's electrical system upgrade program are currently on a waiting list, with progress moving slowly but continuing.

6.7. District One (Brocklebank)

Brocklebank reported communicating with residents on a variety of matters in 4 MHPs including Old Mill, Soquel Gardens, Snug Harbor and Blue and Gold. She shared information about a block grant funding opportunity and reported that Old Mill residents are seeking a meeting with District 1

staff to discuss the County's support in applying for these funds to address creek bed hillside remediation following recent flooding.

7. Central Coast Resident-Owned Parks (ROP) Report: No Report
8. Legislative Report:  
Halterman expressed support for AB 635 (Ahrens), which strengthens the Mobilehome Residency Law Protection Program (MRLPP) by allowing the HCD to refer up to 25 severe MRL violations to the Attorney General's office each year for further action. It also aims to make the MRLPP a permanent program by removing its sunset date of 2027. Halterman encouraged the public to participate in the letter-writing campaign, advising them to write personalized letters rather than using templates.
9. County Counsel Report: No Report
10. Staff Report:  
Staff reported that the Old Mill General Rent Adjustment Petition Hearing is scheduled for April 22. The settlement agreement for the Pinto Lake General Rent Adjustment Petition is in the final stages. An initial hearing on a motion from the residents' attorney regarding the Pinto Lake Special Rent Adjustment Petition is set for March 26, with the full petition hearing on May 13. Residents of Blue and Gold and Snug Harbor have been referred to LSSMC for legal consultation.
11. Correspondence: None
12. Adjournment  
Meeting adjourned at 1:16 PM.

Submitted by: Kaite McGrew, *Commissions Manager*