



Santa Cruz County

Mobile and Manufactured Home Commission

701 Ocean Street, Fifth Floor, Room 510, Santa Cruz, CA 95060

P: (831) 454-2772 F: (831) 454-2411 TTY/TDD: 711

commissions@santacruzcountyca.gov

www.sccmmhc.org

MOBILE AND MANUFACTURED HOME COMMISSION MEETING MINUTES

DATE: July 17, 2025

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

PRESENT: Jean Brocklebank (*Chair - 1st District*), Jeanette Lloyd-Jones (*2nd District*), Candi Walker (*3rd District*), Richard Valdez (*4th District*), Richi Personeni (*GSMOL*), Charlene Solymán (*Vice Chair - WMA*)

EXCUSED: None

ABSENT: None

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

GUESTS: Manu Koenig (*District One Supervisor*), Bella Kressman (*RTC Real Property Specialist*), Sarah Christensen (*RTC Executive Director*) and 30 members of the public attended.

1. Call to Order/Roll Call/Agenda Review

Meeting convened at 11:33 AM.

Commission welcomed new Commissioners Jeanette Lloyd-Jone (District 2) and Richi Personeni.

2. Approve *May 15, 2025 Meeting Minutes*

Motion to approve *May 15, 2025 Meeting Minutes*.

Motion/Second: Brocklebank/Walker

Motion passed unanimously.

3. Public Comment: None

4. County Supervisor Report

Supervisor Koenig reported meeting with Alimur and Soquel Gardens regarding easement access for Alimur residents and expressed optimism about the parks reaching a resolution. He noted that the County passed a placeholder budget in June and expects revisions this Fall as state and federal impacts become clearer, cautioning that maintaining safety net services will be increasingly challenging. He congratulated the RTC for securing \$128M in state transportation funding—nearly 20% of available funds despite the County's small population share—supporting Highway 1 expansion, bus improvements, the Rail Trail, bus signal priority, and expanded bike lanes—and crediting the County's multi-modal approach as a key to this success.

5. New Business/Action Items:

5.1. Consider Reasonable Rate of Return on Capital Improvements

Motion to approve memo to the Board of Supervisors recommending that the rate of return remain at 12%

Motion/Second: Brocklebank/Lloyd Jones

Ayes: Lloyd Jones, Walker, Valdez, Personeni

Abstentions: Brocklebank

Motion passed.

5.2. Consider Space Fee Recommendation

Commission discussed the increased activity and new expenses. Yang expressed her concerns that an increase in the space fee could result in a surplus that exceeds Prop 26 restrictions and therefore may ultimately not be permissible. The Commission reviewed current Space Fee Trust Fund financial data as compared to historical data.

Motion to increase the annual space fee from \$38 per year to \$50 per year per space

Motion/Second: Brocklebank/Personeni

Motion passed unanimously.

5.3. RTC Mobile Home Encroachments Status Update

Kressman reported that the encroachment project is scheduled for construction in Spring 2027, with timing driven by grant funding deadlines. The next step is an onsite survey; residents received notice and a confidential questionnaire on July 7. Surveyors may need limited access to private property and will attempt to coordinate in advance. The questionnaire will help identify needed resident assistance, which is generally directed to unit owners but may involve park owners and HCD, with no assumptions about cost responsibility. Supervisor Koenig emphasized minimizing resident impacts and noted that further action will be determined by the RTC Board.

5.4. CPI Update – CPI Adjustment Letters Update

Staff reported that the CPI was not released this year until Monday, July 14th. The CPI letters are scheduled to go out this week.

6. Commissioner Reports

6.1. District One (Brocklebank)

Brocklebank reported ongoing communication with residents on various MHP issues, including attending three General Rent Adjustment Hearings (Blue & Gold, Old Mill, Soquel Gardens) and two Special Rent Adjustment Petition hearings (Pinto Lake Estates). She sent six encroachment project updates to 40 residents in Blue & Gold and Castle MHPs and consulted with residents in Soquel Glen, Soquel Gardens, and Cabrillo Mobile Estates. She also requested County Counsel's review of sewer fee billing procedures as provided for in SCCC Chapter 13.32, with Yang to provide an analysis at the September meeting.

6.2. District Two (Lloyd Jones)

Lloyd Jones reported receiving reimbursement following a recently settled General Rent Adjustment case, while a Special Rent Adjustment Petition hearing remains ongoing. He noted continued flood damage issues, park owner miscommunications regarding lot items and structures, and changes in park ownership staff.

6.3. District Three (Walker): No Report

6.4. District Four (Valdez):

Valdez congratulated Personeni and Lloyd Jones on their Commission appointments and reported issues with his park's HOA, noting that Harmony has purchased new units. Solymann reminded the Commission that current legislation no longer exempts long-term leases.

6.5. District Five (Seat Vacant): No Report

6.6. Golden State Manufactured Homeowners League (Personeni): No Report

6.7. Western Manufactured Housing Communities (Solyman):

Solyman reported that WMA has submitted educational materials for required manager trainings to HCD for approval, noting she authored some of the content. The courses will be available to anyone for a fee.

7. Legislative Report: No Report

8. County Counsel Report: No Report

9. Staff Report:

Staff shared additional information about recent Rent Adjustment proceedings:

- Blue & Gold: General Rent Adjustment Hearing was concluded with the Hearing Officer ruling in favor of the park owner.
- Soquel Gardens: Hearing concluded with a split decision. The Hearing Officer acknowledged that residents were double billed for sewer fees but considered the matter outside the scope of the hearing; residents prevailed on the finding that rent adjustment notices were invalid and must be re-issued.
- Pinto Lake Estates: 2024–2025 Special Rent Adjustment (SRA) proceedings are ongoing with the next hearing scheduled for July 31. A new 2025–2026 SRA petition has been submitted and is under review by the financial expert.
- Soquel Glen: The referred resident declined to pursue a petition. However, much was resolved in communications between the residents’ attorney, David Ramsey, and the park owner and most of the residents’ concerns were ultimately addressed.
- Old Mill: General Rent Adjustment decision largely favored residents but did not address the refunding of improperly charged funds. Petitioners’ motion for reconsideration was denied but the park owner subsequently refunded the monies without an order to do so.

10. Correspondence: None

11. Adjournment

Meeting adjourned at 1:05 PM.

Submitted by: Kaite McGrew, *Commissions Manager*