



Santa Cruz County Mobile and Manufactured Home Commission

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MOBILE AND MANUFACTURED HOME COMMISSION MEETING MINUTES

DATE: September 18, 2025
LOCATION: United Way Community Room, (4450 Capitola Road, Ste 106, Santa Cruz, CA 95010)
PRESENT: Jean Brocklebank (*Vice Chair - 1st District*), Jeanette Lloyd-Jones (*2nd District*), Candi Walker (*3rd District*), Richard Valdez (*4th District*), Richi Personeni (*GSMOL*), Charlene Solyman (*Chair - WMA*)
EXCUSED: None
ABSENT: None
STAFF: Kaite McGrew (*Commissions Manager*), Suzanne Yang (*County Counsel*)
GUESTS: Manu Koenig (*District One Supervisor*), and 3 members of the public attended.

1. Call to Order/Roll Call/Agenda Review
Meeting convened at 11:30 AM.

2. Approve *July 17, 2025 Meeting Minutes*
Commission reviewed minutes from the July meeting.

Motion to approve *July 17, 2025 Meeting Minutes as written.*

Motion/Second: Brocklebank/Personeni

Motion passed unanimously.

3. Public Comment: None
4. County Supervisor Report
Supervisor Koenig reported that there are insufficient funds to construct the trail segment of the Rail Trail project. The RTC's and the mobile home parks' respective title companies will determine whether the disputed property belongs to the parks or is public property. If determined to be public property, rental terms will need to be established. Soquel Gardens has initiated proceedings for park closure but must demonstrate financial insolvency and submit relocation plans for current residents. Supervisor Koenig also reported ongoing discussions with Safeway regarding the Alimur access issue and expressed optimism about a potential resolution.

5. New Business/Action Items:

5.1. Consider Amendment to the Space Fee Recommendation

Commission discussed revising the Space Fee Recommendation to include language confirming that it would be included in the 2026 UFS update subject to passing a Proposition 26 evaluation.

Motion to approve and adopt the Space Fee recommendation as revised.

Motion/Second: Brocklebank/Personeni

Motion passed unanimously.

5.2. HCD Updates for Mobile and Manufactured Homeowners

Brocklebank provided an update on new information published by the HCD's Mobilehome Park Maintenance (MPM) Inspection Task Force. Staff will update the Commission website to include a link to the information online.

6. Commissioner Reports

6.1. District One (Brocklebank)

Brocklebank reported ongoing communication with residents on various MHP issues. She sent an encroachment project update to 40 residents in Blue & Gold and Castle MHPs summarizing the RTC's recent update to the Commission during the July MMHC meeting and consulted with residents in Snug Harbor, Soquel Glen, and Soquel Gardens.

6.2. District Two (Lloyd Jones)

Lloyd Jones reported that the Pinto Lake Estate Special Rent Adjustment Petition hearing remains ongoing. She noted continuing issues related to flood damage, communications with park management, and seven-day property cleanup demands. The attorney representing the residents in the SRA petition hearing visited the park to update the residents on the status of the case.

6.3. District Three (Walker): No Report

6.4. District Four (Valdez):

Valdez reported a fire-related fatality at Portola Heights MHP and indicated that residents in a Novato park are attempting to purchase the park from the City.

6.5. District Five (Seat Vacant): No Report

6.6. Golden State Manufactured Homeowners League (Personeni):

Residents in Northern California are in litigation with Harmony related to an attempt to convert a 55+ park to a family park. San Jose City is opening their ordinance for review to consider whether to continue excluding long-term RVs from rent control in San Jose City MHPs.

6.7. Western Manufactured Housing Communities (Solyman):

Solyman reported that two Ocean Breeze MHP residents have been awarded \$2K in scholarship funds from the WMA Frank J. Evans Charitable Foundation. Brocklebank requested a list of WMA parks in the County. Solyman will be attending a WMA convention in October where she has been nominated for the WMA Board of Directors and will be an at-large Regional Director.

7. Legislative Report:

- **AB-456:** Mobilehome parks: sales or transfers: prospective purchasers of mobilehomes - chaptered,
- **AB-391:** Mobilehome parks: notices to homeowners and residents. In progress.
- **SB-749:** Mobilehome parks: closure, cessation, or change of use. – held in Committee as of August 29th.

8. County Counsel Report:

Yang provided an update on the status of the Soquel Gardens GRA Petition Decision. The Hearing Officer struck the information regarding his opinion of the double billing of sewer fees and property taxes in response to County Counsel's motion for reconsideration.

9. Staff Report:

Staff shared additional information about recent Rent Adjustment proceedings:

- 2024 Special Rent Adjustment Hearing for Pinto Lake Estates: – Hearings are ongoing with the next hearing scheduled for September 22, 2025.
- 2025 Special Rent Adjustment Hearing for Pinto Lake Estates – Hearing Officer Redenbacher accepted the appointment, and an initial hearing date was scheduled for October 15, 2025.
- Soquel Gardens Petition Hearing – The matter was concluded, and the Hearing Officer rendered his decision. County Counsel asked for a reconsideration which was granted, opening the door for the residents to file a petition on the new Notice of General Rent Adjustment that will subsequently be issued.
- Second Soquel Gardens Petition Hearing: Hearing Officer Jackel, who heard the original matter, was appointed to hear this second matter, but either party could disqualify him, though they have not to date.

10. Correspondence: None

11. Adjournment

Meeting adjourned at 12:33 PM.

Submitted by: Kaite McGrew, *Commissions Manager*