



Santa Cruz County Mobile and Manufactured Home Commission

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MOBILE AND MANUFACTURED HOME COMMISSION MEETING MINUTES

DATE: November 20, 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*), Richi Personeni (*GSMOL*), Charlene Solyman (*Chair - WMA*)
EXCUSED: Richard Valdez (*4th District*)
ABSENT: None
STAFF: Kaite McGrew (*Commissions Manager*), Suzanne Yang (*County Counsel*)
GUESTS: Jamie Sehorn (*District One Supervisor's Analyst*), and 5 members of the public attended.

1. Call to Order/Roll Call/Agenda Review
Meeting convened at 11:31 AM.

2. Approve *September 18, 2025 Meeting Minutes*
Commission reviewed minutes from the September meeting.

Motion to approve *September 18, 2025 Meeting Minutes as written.*

Motion/Second: Brocklebank/Personeni

Motion passed unanimously.

3. Public Comment: None

4. County Supervisor Report

Sehorn reported that progress on the rail trail is moving in a positive direction, which may reduce urgency for Castle and Blue and Gold residents; the interim trail is currently the only affordable option for the RTC, and key votes are expected at the December 4th RTC meeting. Harmony Communities submitted a Park Closure application for Soquel Gardens MHP on October 10, 2025, which the County deemed incomplete. The County requested additional information, including in-place home values, tenant occupancy durations, relocation assistance documentation, potential home sales, structural relocation feasibility, and availability of alternative park spaces. The Conversion Impact Report currently does not ensure adequate relocation assistance. If the closure is approved, conditions would include hiring a relocation consultant, mitigating adverse impacts on displaced residents, providing full relocation or fair-market compensation for homes, offering tenants first right of refusal on future units, and delaying closure for at least one year to allow sufficient relocation time.

5. New Business/Action Items:

5.1. Consider Jan Beautz Award

Commission discussed making former Commissioner Henry Cleveland the last recipient of the Jan Beautz Award and inviting him to the January meeting to accept the Award.

Motion to make Henry Cleveland the final recipient of the Jan Beautz Award.

Motion/Second: Brocklebank/Solyman

Motion passed unanimously.

6. Commissioner Reports

6.1. District One (Brocklebank)

Brocklebank reported consulting on a variety of matters with residents in 4 MHPs including Snug Harbor, Rodeo Estates Soquel Glen, and Soquel Gardens. On November 13, the Capitola City Council voted not to annex parts of Live Oak and Pleasure Point, citing fiscal concerns – a decision which preserves the more favorable Santa Cruz County rent control protections for mobile home park residents in the disputed areas.

6.2. District Two (Lloyd Jones)

Lloyd Jones reported continuing issues related to flood damage, communications with park management, and property cleanup demands.

6.3. District Three (Walker):

Brocklebank requested that Walker return with rent increase data for both MHPs within Santa Cruz City limits. There is currently no MHP rent control ordinance in place, so Walker will research and report back on how park owners are applying rent increases in their parks including whether park owners at either park have implemented the State's rent increase calculations under the provisions of **(AB 1482 — Tenant Protection Act of 2019)** which allows a **maximum annual rent increase is 5% of current rent + 100% of local Consumer Price Index (CPI) capping at no more than 10% increase regardless of CPI**. This ordinance was not written to protect mobile homeowners, but it is possible that park owners have applied it or some variation of it voluntarily.

6.4. District Four (Valdez): No Report

6.5. District Five (Seat Vacant): No Report

6.6. Golden State Manufactured Homeowners League (Personeni):

Personeni reported that GSMOL is working with residents in two LA parks that are slated for closure/conversion. Soquel Gardens MHP owners have brought in investor-owned units presumably to rent them out at fair market value while the County considers their application for park closure

6.7. Western Manufactured Housing Communities (Solyman):

Solyman attended a WMA convention in October where she was appointed to the WMA Board of Directors and will be an at-large Regional Director as well. The WMA continues to develop their owner/manager training curriculum, working to apply HCD's edits. Solyman is working with a park owner regarding sanitation fees and property tax bill. The County has changed the way they are billing property taxes and to whom, and Solyman is working with the County Assessor's office to get the billing corrected.

7. Legislative Report:
Personeni reported potential impacts the recent passage of SB-79 (mandates higher density housing near transit stops in major urban counties, overriding local zoning to allow taller, denser developments)could have on the availability of MHP affordable housing stock in Sunnyvale and she provided updates on MHP litigation in several other jurisdictions across California.
8. County Counsel Report: No Report
9. Staff Report:
Staff shared that the Commission will need to meet on the third Wednesday of every other month at 11:30 at the United Way instead of Thursday temporarily to accommodate a scheduling conflict in 2026. However, beginning in 2027, the Commission can return to Thursdays at the same time and place.
10. Correspondence: None
11. Adjournment
Meeting adjourned at 12:31 PM.

Submitted by: Kaite McGrew, *Commissions Manager*