



# Santa Cruz County Mobile and Manufactured Home Commission

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## MOBILE AND MANUFACTURED HOME COMMISSION MEETING MINUTES

DATE: March 18, 2026  
LOCATION: United Way Community Room, (4450 Capitola Road, Ste 106, Santa Cruz, CA 95010)  
PRESENT: Jean Brocklebank (*Vice Chair - 1<sup>st</sup> District*), Jeanette Lloyd-Jones (*2<sup>nd</sup> District*), Richard Valdez (*4<sup>th</sup> District*), Richi Personeni (*GSMOL*)  
EXCUSED: Charlene Solyman (*Chair - WMA*)  
ABSENT: Candi Walker (*3<sup>rd</sup> District*)  
STAFF: Kaite McGrew (*Commissions Manager*), Suzanne Yang (*County Counsel*)  
GUESTS: Jamie Sehorn (*District One Supervisor's Analyst*), and 3 members of the public attended.

1. Call to Order/Roll Call/Agenda Review

Meeting convened at 11:30 AM.

2. Approve *January 21, 2026 Meeting Minutes*

Commission reviewed minutes from the January meeting.

**Motion to approve *January 21, 2026 Meeting Minutes* as written.**

Motion/Second: Personeni/Lloyd Jones

**Motion passed unanimously.**

3. Public Comment: None

4. County Supervisor Report

Sehorn provided updates on the County's financial outlook, reporting projected deficits of \$5.4 million for Fiscal Year 2025–26 and \$23.2 million for Fiscal Year 2026–27 due to rising labor costs and structural budget imbalances. The County implemented an immediate hiring and travel freeze and renegotiated a number of labor contracts in order to retain employees with wages consistent with inflation and comparable to those in neighboring counties. Additional concerns were noted regarding anticipated state and federal funding cuts and the long-term budget outlook. An update was also provided on declining local sales tax revenue related to outdated State allocation models for online sales, with Supervisor Koenig advocating for legislative changes in Sacramento. Sehorn further reported that the Board of Supervisors approved a 100-unit townhome development on Soquel Avenue, including 15 affordable units, a new stormwater infrastructure system, enhanced privacy screening measures requested by adjacent Beachcomber Mobile Home Park residents, and construction of a new sidewalk to improve pedestrian access in the area.

5. New Business/Action Items:

5.1. Santa Cruz City Mobile Home Park Rent Stabilization Ordinance Report

Commission discussed Santa Cruz City Code 22.01. It has long been held that while Santa Cruz City had a rent control ordinance for mobile home parks. Solyman found SCCC Chapter 22.01 and requested research to determine if it was in effect, as it was long believed that it had been

overturned in litigation many years ago. However, it appears that it was simply amended to include term limits and criteria for exclusions, rather than be completely overturned.

## 5.2. Consider Support for GSMOL Legislative Priorities

Commission reviewed summaries of the following legislation:

### **GSMOL Supports**

- **AB 635- (Ahrens) – Mobilehome Residency Law Protection Program: Attorney General** – strengthens enforcement of the MRL requiring HCD to refer up to 25 of the most serious alleged violations to the California Attorney General
- **SB 722 (Wahab & Wiener) – Transit-oriented housing development: excluded parcels and sites** - Amends California’s **transit-oriented development (TOD)** housing law (SB 79), to exclude certain types of land from being automatically upzoned for high-density housing near transit (those under the MRL, Recreational Vehicle Park Occupancy Law, Mobilehome Parks Act, or the Special Occupancy Parks Act)
- **AB 1817 (Addis) – Mobilehome parks: termination of tenancy: failure to comply with a rule or regulation** - Amends the Mobilehome Residency Law to clarify when a park management may terminate a homeowner’s tenancy based on failure to comply with a rule or regulation of the park by requiring a detailed written notice.

### **GSMOL Opposes:**

- **HCD Budget Trailer Language – RN 04507** – requires all adjusted mobilehome fees to be rounded up to the nearest whole dollar, thereby creating a “staircase effect” where even minor inflation triggers a full dollar increase.

Valdez expressed concerns about AB-1817.

### **Motion authorizing the Chair to work with Staff to draft and submit a letter to the Board of Supervisors advocating in alignment with GSMOL legislative priorities.**

Motion/Second: Personeni/Lloyd-Jones

**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 Shangri-La MHP, Snug Harbor, Soquel Gardens, and Soquel Glen. HCD has currently approved three park management training providers, including Western Manufactured Housing Communities (WMA). HCD issued their 2026 park inspection list which included only three parks in Santa Cruz County (Bell Harbor MHP, Pleasant Acres MHP, and Ranchito MHP). Brocklebank attended an informational meeting at Soquel Glen to help familiarize them with SCCC Chapter 13.32 and answer common questions related to local mobile home rent control.

### 6.2. District Two (Lloyd Jones)

Lloyd-Jones and staff summarized the motions for reconsideration related to the Hearing Officer’s original and amended decisions in the 2024 Pinto Lake Estates matter. She also updated the Commission on an ongoing drainage issue at the park that continues to discharge water. Brocklebank recommended contacting County Public Works.

### 6.3. District Three (Walker): Not Present

6.4. District Four (Valdez)

Valdez reported consulting with a local mobilehome owner who is having trouble selling their mobile home. He recommended that park managers be required to be physically present on-site and available to meet with residents at least two days per week, even for limited hours. Valdez also reported that driveways have been repaved, eliminating potholes and drainage issues.

6.5. District Five (Seat Vacant): No Report

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

7. Legislative Report: No Report

8. County Counsel Report:

Yang reported filing County's answer to the Soquel Gardens writ including naming the MMHC and attempted to negotiate with Harmony's trial attorney. She was given permission to file a 13.32.080 action seeking to enforce the hearing officer's judgement. The action seeks reimbursement of overcharged fees to the residents, cease charging the sewer fee, institute a fine up to \$5K per day, attorney's fees, and resident remedy.

9. Staff Report:

**Soquel Gardens MHP** GRA Petition Hearing was decided in favor of the residents. The park has requested a copy of the Administrative Record in preparation for their appeal to the Superior Court.

**Snug Harbor MHP** GRA Petition hearing and settlement conferences have been scheduled for the end of May

**Pinto Lake Estates 2024 SRA** – Hearing Officer denied the Parks motions for reconsideration

**Pinto Lake Estates 2025 SRA** – Hearing and Settlement Conference scheduling is underway. Residents have elected to be represented by Senior Legal Services. Staff offered the attorney the option to enter a limited-scope contract with the County to partially cover the residents' legal fees but has received no response.

10. Correspondence: None

11. Adjournment

Meeting adjourned at 12:58 PM.

Submitted by: Kaite McGrew, *Commissions Manager*