



Santa Cruz County Mobile and Manufactured Home Commission

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MOBILE AND MANUFACTURED HOME COMMISSION MEETING MINUTES

DATE: May 20, 2026
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 Solymán (*Chair - WMA*)
EXCUSED: None
ABSENT: None
STAFF: Kaite McGrew (*Commissions Manager*)
GUESTS: Jamie Sehorn (*District One Supervisor's Analyst*), and 2 members of the public attended.

1. Call to Order/Roll Call/Agenda Review
Meeting convened at 11:31 AM.
2. Approve *March 18, 2026 Meeting Minutes*
Commission amended minutes from the March meeting to correct typographical errors.

Motion to approve *March 18, 2026 Meeting Minutes*.

Motion/Second: Brocklebank/Lloyd Jones

Motion passed unanimously.

3. Public Comment: None
4. County Supervisor Report
Sehorn provided an update on recent affordable housing actions, reporting that the Board of Supervisors approved \$1.5 million in County housing funds for three affordable housing projects supporting rehabilitation and predevelopment of lower-income housing consistent with the County's Housing Element and Regional Housing Needs Allocation. The funding comes from dedicated affordable housing and state grant sources, with no General Fund contribution. Sehorn also informed the Commission of upcoming California regulations prohibiting the sale and installation of new gas-powered water heaters beginning January 1, 2030, and discussed potential challenges for mobile home parks with aging electrical infrastructure which could require significant infrastructure upgrades presenting cost and feasibility issues for park owners and residents.
5. New Business/Action Items:
 - 5.1. Officer Elections
Motion to elect Personeni as Chair and Lloyd Jones as Vice Chair
Motion/Second: Brocklebank/Walker
Motion passed unanimously.

5.2. Consider 2027 Meeting Schedule

Motion to approve and adopt the 2027 Mobile and Manufacture Home Commission Schedule.

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, Soquel Gardens, Soquel Glen, and Pinto Lake.

6.2. District Two (Lloyd Jones):

Lloyd-Jones reported issues with billing of sewer fees and shared updates about the ongoing petition hearings.

6.3. District Three (Walker): No Report

6.4. District Four (Valdez)

Valdez requested clarification about allowable park rules related to parking nonoperational vehicles.

6.5. District Five (Seat Vacant): No Report

6.6. Golden State Manufactured Homeowners League (Personeni):

Personeni reported that GSMOL has been hosting round table member meetings to discuss issues related to Harmony-managed properties across the state. Solyman shared information on an organization (ROC USA) that offers financing and assistance for residents purchasing their investor-owned parks.

6.7. Western Manufactured Housing Communities (WMA) (Solyman)

Solyman met with Portola Heights MHP owners and residents to facilitate communications regarding several issues. During a recent WMA board meeting in Sacramento managers/owners across the state shared that mobile homes build prior to **June 15, 1976**, (when the federal government began enforcing nationwide construction and safety standards) were experiencing an increased risk of built-in electrical panel fires. Panel upgrades may be required before units can be sold cost as much as \$20K.

7. Legislative Report:

Personeni provided updates on the following legislation:

- **AB 1543 – Mobilehome parks: rent caps** which would expand statewide rent control to all mobile home parks statewide.
- **SB 1092 — Mobilehome Community Stability and Preservation Act** which protects residents' right to purchase parks that go up for sale
- **AB 1240 — Single-family residential real property: corporate entity: ownership** which does not impact mobile home units in its current form.

8. County Counsel Report:

Staff read a County Counsel update regarding Soquel Glen MHP and ongoing Soquel Gardens litigation matters. The update noted that residents at Soquel Glen MHP were reimbursed for water line repair charges following County Counsel's communication with the park owner clarifying the ordinance. Updates were also provided regarding two Superior Court cases pending that involve Soquel Gardens including *Soquel Gardens v. County of Santa Cruz (25CV04134)* (WRIT Challenging a recent Hearing

Officer's order) and *County of Santa Cruz v. Soquel Gardens (26CV01086)* – County enforcement complaint to enforce the Hearing Officer's order.

9. Staff Report:

- **New 2026 Soquel Gardens MHP:** A General Rent Adjustment (GRA) Petition was filed, and hearing proceedings are being scheduled.
- **2026 Snug Harbor MHP:** The GRA Petition settled.
- **Pinto Lake Estates 2025 SRA:** The park owner is challenging the Hearing Officer's appointment. Both parties are preparing briefs for the Hearing Officer's response.

10. Correspondence: None

11. Adjournment

Meeting adjourned at 12:41 PM.

Submitted by: Kaite McGrew, *Commissions Manager*