



Santa Cruz County Mobile and Manufactured Home Commission

701 Ocean Street, Fifth Floor, Room 510
Santa Cruz, CA 95060
(831) 454-2772 Fax (831) 454-2411 TTY/TDD: 711
commissions@santacruzcountycalifornia.gov
www.sccmmhc.org

Notice of Public Meeting and Agenda

DATE: Thursday, May 15, 2025

TIME: 11:30 AM to 1:00 PM

LOCATION: United Way of Santa Cruz County, 4450 Capitola Road, Ste 106, Capitola, CA 95010

****As a courtesy to those who are affected, kindly attend the meeting *scent-free* and *smoke-free*.****

1. Call to Order/Roll Call/Agenda Review
2. Approve *March 20, 2025 Meeting Minutes*
3. Public Comment: *Any person may address the Commission for a period not to exceed 3 minutes on matters within the Commission's jurisdiction. The Commission will not take action but may choose to follow up at a subsequent meeting.*
4. County Supervisor Report
5. New Business/Continuing Business/Action Items:
 - 5.1. Officer Elections
 - 5.2. Consider the 2026 Regular Meeting Schedule
 - 5.3. District One Mobile Home RTC Encroachment
6. Commissioner Reports
 - 6.1. District 1 (*Brocklebank*)
 - 6.2. District 2 (*Lloyd Jones*)
 - 6.3. District 3 (*Walker*)
 - 6.4. District 4 (*Valdez*)
 - 6.5. District 5 (*Seat Vacant*)
 - 6.6. Golden State Manufactured Homeowners League (*Personeni*)
 - 6.7. Western Manufactured Housing Communities (*Solyman*)
7. Central Coast Resident-Owned Parks Report
8. Legislative Report
9. County Counsel Report
10. Staff Report
11. Correspondence
12. Adjournment

Next Meeting Scheduled for: 11:30 to 1:00 PM on Thursday, July 17, 2025

The County of Santa Cruz does not discriminate on the basis of disability, and no person shall, by reason of a disability, be denied the benefits of its services, programs, or activities. If you are a person with a disability and require assistance to participate in the virtual meeting, please call (831) 454-2772 or TTY/TDD: 711 at least 72 hours in advance to make arrangements.



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MOBILE AND MANUFACTURED HOME COMMISSION MEETING MINUTES

DATE: March 20, 2025

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

PRESENT: Jean Brocklebank (*Chair - 1st District*), Henry Cleveland (*2nd District*), Candi Walker (*3rd District*), Richard Valdez (*4th District*) Rick Halterman (*5th District*), Carol Lerno (*GSMOL*), Charlene Solyman (*Vice Chair - WMA*)

EXCUSED: None

ABSENT: None

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

GUESTS: Jamie Sehorn (*District One Analyst*) and 17 members of the public attended.

1. Call to Order/Roll Call/Agenda Review
Meeting convened at 11:29 AM.
2. Approve *January 16, 2025 Meeting Minutes*
Brocklebank requested changes for further clarification.

Walker arrived.

Motion to approve January 16, 2025 Meeting Minutes as amended.

Motion/Second: Lerno/Cleveland

Motion passed unanimously.

3. Public Comment:
3 members of the public provided public comment.
4. County Supervisor Report
District One staff continue to work with the RTC, HCD, and residents of Blue and Gold and Castle MHPs on rail corridor encroachments. HCD will not issue reduced setback variances but may grant case-by-case "alternate approvals" via an HCD 511 form. Sehorn outlined options, including HCD complaints about missing plot markers, which could lead to violations for park owners. Once markers are placed, residents may apply for alternate approvals. Letters urging cooperation were sent to park owners in February. With Capitola staff support, RTC scheduled an early April meeting with Castle MHP owners to find solutions that minimize resident impacts. The encroachment resolution deadline remains June 2025.
5. New Business/Action Items:
 - 5.1. Santa Cruz County Mobile Home Park Conversion Ordinances Overview
The Commission reviewed Santa Cruz County Code Chapters 13.30 and 13.31 regarding mobile home park (MHP) conversions and closures. Halterman noted that state law strongly restricts MHP closures, and that the County's ordinances are even stronger. MHPs in Santa Cruz County are zoned exclusively for mobile home park use. Commission discussed former park closures and conversions.

The Commission discussed that apartment buildings located within MHPs are governed by general landlord-tenant law, not the Mobilehome Residency Law or local mobile home ordinances.

5.2. Disaster Preparedness and Recovery for Mobile Homes in Parks

Brocklebank shared information on the HCD's grant funding proposal for disaster relief funding for housing but residents may need to meet income-related qualifying criteria. Commission may add this item to a future agenda as an informational item.

6. Commissioner Reports

6.1. District Two (Cleveland)

Cleveland requested an update on the Pinto Lake Petition Hearing proceedings. The MRL booklet is no longer being published, but the full text of the law remains available online. Cleveland that this is his final meeting as he will not seek reappointment. Brocklebank thanked him for 18 years of outstanding service and invited him to attend future meetings to share information on resident-owned parks.

6.2. District Five (Halterman):

Halterman reported that an appeal is pending on a previously failed rent cap bill, which may take another year to be heard. MHP managers will begin their mandated training in May or June. The MORE program may be able to offset costs associated with resolving rail corridor encroachments, offering 35-year loans at 1% interest with potential forgiveness on a case-by-case basis. While individuals cannot apply, groups, owners, and entities like the RTC are eligible, with low-income organizations able to receive up to 95% of project costs and others up to 50%. Brocklebank announced that Halterman did not seek reappointment and thanked him for his many years of service, particularly for providing legislative updates.

6.3. Golden State Manufactured Homeowners League (Lerno):

Lerno reported that GSMOL membership continues to grow and shared historical data on its impact in local parks. Brocklebank announced that Lerno is not seeking reappointment and thanked her for over twenty years of service.

6.4. District Three (Walker): No Report

6.5. District Four (Valdez):

Valdez reported that a unit in his park was recently sold to the park owner, effectively removing it from affordable housing stock.

6.6. Western Manufactured Housing Communities (Solyman):

Solyman reported that she recently spoke at a meeting regarding Civil Code Section 798.34, which addresses the right to have a live-in caregiver and related park rules. She announced that applications are now open for the Frank J. Evans \$2,000 scholarship, available to students living in a WMA-member park to support college tuition. Solyman also thanked the three outgoing Commissioners for their insight and camaraderie over their combined 60+ years of service. She noted that properties applying for PG&E's electrical system upgrade program are currently on a waiting list, with progress moving slowly but continuing.

6.7. District One (Brocklebank)

Brocklebank reported communicating with residents on a variety of matters in 4 MHPs including Old Mill, Soquel Gardens, Snug Harbor and Blue and Gold. She shared information about a block grant funding opportunity and reported that Old Mill residents are seeking a meeting with District 1

staff to discuss the County's support in applying for these funds to address creek bed hillside remediation following recent flooding.

7. Central Coast Resident-Owned Parks (ROP) Report: No Report

8. Legislative Report:

Halterman expressed support for AB 635 (Ahrens), which strengthens the Mobilehome Residency Law Protection Program (MRLPP) by allowing the HCD to refer up to 25 severe MRL violations to the Attorney General's office each year for further action. It also aims to make the MRLPP a permanent program by removing its sunset date of 2027. Halterman encouraged the public to participate in the letter-writing campaign, advising them to write personalized letters rather than using templates.

9. County Counsel Report: No Report

10. Staff Report:

Staff reported that the Old Mill General Rent Adjustment Petition Hearing is scheduled for April 22. The settlement agreement for the Pinto Lake General Rent Adjustment Petition is in the final stages. An initial hearing on a motion from the residents' attorney regarding the Pinto Lake Special Rent Adjustment Petition is set for March 26, with the full petition hearing on May 13. Residents of Blue and Gold and Snug Harbor have been referred to LSSMC for legal consultation.

11. Correspondence: None

12. Adjournment

Meeting adjourned at 1:16 PM.

Submitted by: Kaite McGrew, *Commissions Manager*



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Scheduled Meetings

Unless otherwise specified, regularly scheduled Mobile and Manufactured Home Commission meetings are generally held as follows:

DAY: Third (3rd) Thursday*
MONTH: Every other month (January, March, May, July, September, and November)
TIME: 11:30 AM –1:00 PM
LOCATION: United Way of Santa Cruz County Community Room*
4450 Capitola Road, Ste 106, Capitola, CA 95010

***Changes to the schedule**, including special meetings, changes of location/date, or meeting cancellations, **will be listed on the website** at www.sccmmhc.org as soon as the information becomes available. Agendas will be posted 72 hours in advance of each meeting.

2026 MEETING DATES		
DATE	TIME	LOCATION
January 15, 2026	11:30 AM –1:00 PM	United Way
March 19, 2026	11:30 AM –1:00 PM	United Way
May 21, 2026	11:30 AM –1:00 PM	United Way
July 16, 2026	11:30 AM –1:00 PM	United Way
September 17, 2026	11:30 AM –1:00 PM	United Way
November 19, 2026	11:30 AM –1:00 PM	United Way

Public Participation

- Please check the meeting agenda to learn details about how to participate in the commission meeting.
- If you need special accommodation, please call 454-2935 or TDD: 711 (California Relay Service) at least 48 hours before the meeting.



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2025 MEETING DATES		
DATE	TIME	LOCATION
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March 20, 2025	11:30 AM –1:00 PM	United Way
May 15, 2025	11:30 AM –1:00 PM	United Way
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September 18, 2025	11:30 AM –1:00 PM	United Way
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