



# 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@santacruzcountyca.gov  
www.sccmmhc.org

## Notice of Public Meeting and Agenda

DATE: Wednesday, March 18, 2026  
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 *January 21, 2026 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. Santa Cruz City Mobile Home Park Rent Stabilization Ordinance Report
  - 5.2. Consider Support for GSMOL Legislative Priorities
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. Legislative Report
8. County Counsel Report
9. Staff Report
10. Correspondence
11. Adjournment

**Next Meeting Scheduled for: 11:30 to 1:00 PM on Wednesday, May 20, 2026**

*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: January 21, 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*), Richi Personeni (*GSMOL*), Charlene Solyman (*Chair - WMA*)  
EXCUSED: Richard Valdez (*4<sup>th</sup> District*)  
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*), Henry Cleveland (*former District 2 Commissioner*), and 7 members of the public attended.

1. Call to Order/Roll Call/Agenda Review  
Meeting convened at 11:31 AM.
2. Approve *November 20, 2025 Meeting Minutes*  
Commission reviewed minutes from the November meeting.

**Motion to approve *November 20, 2025 Meeting Minutes as written.***

Motion/Second: Brocklebank/Lloyd Jones

**Motion passed unanimously.**

3. Public Comment: None
4. County Supervisor Report  
Sehorn reported that the Board of Supervisors elected Supervisor Monica Martinez as Chair and Supervisor Manu Koenig as Vice Chair for 2026. The County has initiated a series of community meetings throughout the county to collect community feedback on the 2026-2032 Strategic Plan which is being developed to represent County values. Results from the county-wide senior needs survey (initiated as part of Age Well Santa Cruz County and the Master Plan for Aging) are now available online. In December, Supervisor Koenig and Santa Cruz County Mayor Fred Keeley signed an agreement to build an interim corridor down the middle of the Rail-Trail corridor which will not require any banking and will allow the RTC to build the entire trail within budget without needing to relocate any encroaching mobile homes. This takes the pressure off the homeowners and park owners to consider how to move the encroaching homes, at least temporarily. The agreement is called the "Rail Trail Peace Treaty". Brocklebank requested that future Supervisor updates also include news related to seniors and low-income housing.
5. New Business/Action Items:
  - 5.1. Presentation of the Jan Beautz Award to Former Commissioner Henry Cleveland  
Solyman presented a letter and certificate to former Commissioner Henry Cleveland acknowledging his many contributions and years of service to the mobile home community.

5.2. Consider 2024-2025 MMHC Biennial Report

Commission reviewed the report and added clarifying language to one item.

**Motion to approve and adopt the Commission’s 2024-2025 Biennial Report as amended.**

Motion/Second: Brocklebank/Solyman

**Motion passed unanimously.**

5.3. Consider the Amended 2026 Meeting Schedule

Commission approved and adopted the amended meeting schedule, temporarily changing their regular meeting dates to the third Wednesday, (rather than the third Thursday) of their regular meeting months due to availability of the meeting venue in 2026.

**Motion to approve and adopt the Commission’s 2026 Meeting Schedule.**

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, Soquel Gardens, Snug Harbor, and Soquel Glen.

6.2. District Two (Lloyd Jones)

Lloyd Jones reported that the Pinto Lake 2024-2025 SRA Petition Hearing proceedings are complete and the parties are awaiting Hearing Officer Redenbacher’s decision. Residents are concerned about what would happen next if Harmony Communities did not accept the decision. Additionally, the park is working to find a solution to some drainage issues with limited success.

6.3. District Three (Walker): Not Present

6.4. District Four (Valdez): Not Present

6.5. District Five (Seat Vacant): No Report

6.6. Golden State Manufactured Homeowners League (Personeni)

Personeni provided information about several parks in other parts of the state including a senior park managed by Harmony Communities that is being converted to an all-ages park and the closure of two MHPs in the City of Bell which are being converted to other land use, including affordable housing and entertainment. GSMOL is working with the residents in both parks.

6.7. Western Manufactured Housing Communities (Solyman):

Solyman reported that Bay and Blue and Gold Star MHP will be affected by the County’s planned drainage culvert reconstruction adjacent to the parks, which will require equipment access at Bay MHP. She also provided an update on proposed legislation, California Assembly Bill 1543, which would establish a statewide annual limit on mobilehome park space-rent increases of 5% (or 3% + CPI, whichever is lower) in jurisdictions without local rent control. WMA is also working with legislators on a proposed bill that would allow a park owner a period of time to cure maintenance issues before residents could file a failure to maintain claim. She further reported that HCD has approved one provider for their mandated owner/manager training program and requested that WMA revise its previously submitted curriculum to a simplified Q&A format; WMA is preparing a resubmission while retaining its more comprehensive version for use with member parks as part of its annual management certification program.

7. Legislative Report:  
Personeni provided an update on California Senate Bill 722, which would add protections for mobilehome and RV parks by preventing redevelopment of those sites under the transit-oriented housing provisions of California Senate Bill 79.
8. County Counsel Report:  
Yang further explained the 45-day window allowed for a party to request reconsideration of hearing officer's decision in a rent adjustment petition hearing.
9. Staff Report: No Report
10. Correspondence: None
11. Adjournment  
Meeting adjourned at 12:44 PM.

Submitted by: Kaite McGrew, *Commissions Manager*

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## 2026 Legislative Year

The 2026 Legislative Calendar is [available here](#)

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## 2026 Legislation

Find your [State Legislators by Address here](#)

Find [bill language, status, analysis and votes here](#)

Watch [Assembly Committee Hearings here](#)

Watch [Senate Committee Hearings here](#)

### GSMOL SPONSORS & SUPPORTS

- AB 635 (Ahrens) - Mobilehome Residency Law Protection Program: Attorney General
- SB 722 (Wahab & Wiener) - Transit-oriented housing development: excluded parcels and sites
- AB 1817 (Addis) - Mobilehome parks: termination of tenancy: failure to comply with a rule or regulation

### GSMOL SUPPORTS

- TBD

### GSMOL NEUTRAL

- AB 768 (Avila Farias) - Mobilehome parks: rent protections: local rent control

### GSMOL OPPOSES

- HCD Budget Trailer Language - RN 26 04507

### GSMOL TRACKING

- AB 1543 (Quirk-Silva) Mobilehome parks: rent caps
- SB 222 (Wiener) - Residential heat pump systems: water heaters and HVAC: installations
- SB 868 (Wiener) - Electricity: portable solar generation devices
- AB 1157 (Kalra) - Termination: just cause termination: rent increases

- AB 1240 (Lee) - Single-family residential real property: corporate entity: ownership
- SB 880 (Wahab) - Housing purchases: moratorium
- SB 417 (Cabaldon) - The Affordable Housing Bond Act of 2026
- SB 736 (Wicks) - The Affordable Housing Bond Act of 2026
- AB 1642 (Harabedian) - Wildfires: contamination standards
- AB 1680 (Calderon) - California FAIR Plan Association
- AB 1783 (Carillo) - State Housing Law: remote inspections
- AB 1821 (Pacheco) - California Public Records Act
- AB 1827 (Chen) - Small claims court: jurisdiction

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✔ **GSMOL Sponsors & Supports**

**AB 635 (Ahrens) – Mobilehome Residency Law Protection Program: Attorney General**

**What it does:**

Strengthens enforcement of the state’s **Mobilehome Residency Law (MRL)** by requiring the Department of Housing and Community Development (HCD) to refer up to *25 of the most serious, harmful, and impactful alleged violations* of the MRL each fiscal year to the **California Attorney General (AG)**. The AG may then mediate, arbitrate, negotiate, or pursue judicial remedies. The bill also **extends the sunset date** of the Mobilehome Residency Law Protection Program from 2027 to **2030** and requires reporting on enforcement actions taken by the AG. ([Digital Democracy | CalMatters](#))

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**SB 722 (Wahab & Wiener) – Transit-oriented housing development: excluded parcels and sites**

**What it does:**

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*. Specifically, parcels or sites governed by:

- the **Mobilehome Residency Law**,
- the **Recreational Vehicle Park Occupancy Law**,
- the **Mobilehome Parks Act**, or
- the **Special Occupancy Parks Act**

cannot be developed under the TOD provisions that would otherwise require zoning to allow higher-density housing near major transit stops. The bill declares these provisions to take effect **immediately** as an urgency statute. ([Digital Democracy | CalMatters](#))

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📌 **Pending Bill (Introduced)**

**AB 1817 (Addis) – Mobilehome parks: termination of tenancy: failure to comply with a rule or regulation**

**What it would change:**

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. Specifically, it would require that, before terminating tenancy for violation of a park rule or regulation, management must have served **detailed written notice** specifying the rule, the factual basis for the alleged violation, and the required corrective action. If the homeowner has had repeated violations of the same rule in the past year (three or more), subsequent notices may not be required before another termination. ([LegiScan](#))

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## **GSMOL Opposes**

### **HCD Budget Trailer Language – RN 26 04507**

#### **What it means:**

This refers to budget-related language proposed by the **Housing and Community Development** (HCD) agency in the California state budget process that GSMOL opposes. “*Trailer language*” typically means policy changes buried in budget bills that affect program implementation or regulatory authority. The specific text (RN 26 04507) isn't available in the summary, but GSMOL's opposition indicates they believe it could negatively impact mobilehome park residents or protections. (*No agency summary currently available from public bill tracking.*)

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## **GSMOL Tracking**

For these bills, GSMOL is *monitoring* progress; some don't yet have readily available public summaries or are in early stages:

### **Housing & Mobilehome-Related**

- **AB 1543 (Quirk-Silva) – Mobilehome parks: rent caps**  
Expands or modifies rent cap rules under the Mobilehome Residency Law (e.g., by removing certain park qualification requirements so more parks are subject to the existing rent cap formula). ([BillTrack50](#))
- **AB 1157 (Kalra) – Termination: just cause termination: rent increases**  
Presumably relates to rules for when landlords can end tenancies or impose rent increases, likely tied to statewide just-cause eviction protections (but detailed summary not yet available).
- **AB 1240 (Lee) – Single-family residential real property: corporate entity: ownership**

Likely addresses rules on corporate ownership of single-family properties, potentially impacting housing markets.

- **SB 880 (Wahab) – Housing purchases: moratorium**  
Possibly a temporary pause or regulation on certain housing purchases; details pending.
  - **SB 417 (Cabaldon) & SB 736 (Wicks) – The Affordable Housing Bond Act of 2026**  
Bond acts usually authorize state bonds to fund affordable housing programs; details will define funding levels and program priorities.
  - **AB 1642 (Harabedian) – Wildfires: contamination standards**  
Likely pertains to environmental health standards post-wildfire, possibly affecting housing sites.
  - **AB 1680 (Calderon) – California FAIR Plan Association**  
Likely relates to the state’s FAIR plan (insurer of last resort for property insurance), potentially affecting mobilehome park insurance coverage.
  - **AB 1783 (Carrillo) – State Housing Law: remote inspections**  
Probably allows or expands remote inspection authority for housing code enforcement.
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# EXTRACT FROM GSMOL NEWSLETTER

CALL TO IMMEDIATE ACTION

## GSMOL STRONGLY OPPOSES

On Monday, February 2nd - HCD released their budget trailer proposal **INCREASING FEES** on MOBILEHOME RESIDENTS.

HCD is proposing - RN 26 04507 - which requires **all adjusted mobilehome fees to be rounded up** to the nearest whole dollar. This creates a "staircase effect" where even minor inflation triggers a full dollar increase.

This is an **abuse of power** for the numerous small fees that characterize mobilehome regulation when a large segment of mobilehome residents are seniors living on fixed and low incomes.

The proposal amends the Health and Safety Code to allow HCD to adjust fees annually based on the California Consumer Price Index (CPI) for All Urban Consumers and thereby **skewing up automatic fee increases to Marin County levels and the most expensive communities in the country.**

***We can't afford rent increases, utility bill increases, grocery increases, insurance premium increases.***

***How can we afford state government-imposed automatic, rounding-up, annual fee increases?***

Contact your GSMOL Chapter to get involved in ensuring HCD's Fee Increase proposal is voted DOWN.

Access the HCD Fee Increase proposal here:  
<https://trailerbill.dof.ca.gov/public/trailerBill/pdf/1375>

Access GSMOL analysis here:  
<https://acrobat.adobe.com/id/urn:aaid:sc:US:15a6627a-b7b9-47ec-8ba2-be5b4a45145b>



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## Scheduled Meetings

Unless otherwise specified, regularly scheduled Mobile and Manufactured Home Commission meetings in 2026 will be held as follows:

DAY: Third (3<sup>rd</sup>) **Wednesday**\*  
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](http://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 <b>21</b> , 2026	11:30 AM –1:00 PM	United Way
March <b>18</b> , 2026	11:30 AM –1:00 PM	United Way
May <b>20</b> , 2026	11:30 AM –1:00 PM	United Way
July <b>15</b> , 2026	11:30 AM –1:00 PM	United Way
September <b>16</b> , 2026	11:30 AM –1:00 PM	United Way
November <b>18</b> , 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.