



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, May 20, 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 *March 18, 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. Officer Elections
 - 5.2. Consider 2027 Meeting Schedule
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, July 15, 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: March 18, 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*), Richard Valdez (*4th District*), Richi Personeni (*GSMOL*)
EXCUSED: Charlene Solyman (*Chair - WMA*)
ABSENT: Candi Walker (*3rd 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*



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Scheduled Meetings

Unless otherwise specified, regularly scheduled Mobile and Manufactured Home Commission meetings will be 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.

2027 MEETING DATES		
DATE	TIME	LOCATION
January 21, 2027	11:30 AM –1:00 PM	United Way
March 18, 2027	11:30 AM –1:00 PM	United Way
May 20, 2027	11:30 AM –1:00 PM	United Way
July 15, 2027	11:30 AM –1:00 PM	United Way
September 16, 2027	11:30 AM –1:00 PM	United Way
November 18, 2027	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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Scheduled Meetings

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

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