



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, July 15, 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 *May 20, 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. Consider Fair Rate of Return Letter
 - 5.2. Space Fee Update
 - 5.3. Annual CPI Mailing Update
 - 5.4. Gas/Electric Water Heater Conversion Update
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, September 16, 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.



Santa Cruz County Mobile and Manufactured Home Commission

701 Ocean Street, Fifth Floor, Room 510, Santa Cruz, CA 95060

P: (831) 454-2772 F: (831) 454-2411 TTY/TDD: 711

commissions@santacruzcountyca.gov

www.sccmmhc.org

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 built 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 costing 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*



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

MEMORANDUM

To: Santa Cruz County Board of Supervisors
From: The Mobile and Manufactured Home Commission
Date: July 15, 2026
Re: Accept and Adopt the Recommendation of the Mobile and Manufactured Home Commission that the Reasonable Rate of Return for Qualified Mobile Home Park Capital Improvements Remain at Twelve Percent (12%)

This is to submit the Mobile and Manufactured Home Commission's recommendation to your Board concerning the reasonable rate of return on capital improvements.

Subsection 13.32.030 of the Rental Adjustment Procedures for Mobile Home Parks ordinance provides that the annual automatic general rent adjustment for a mobile home park may, subject to specified exceptions, include a pass-through to residents of 50 percent (50%) of the cost of a capital improvement, amortized over a ten-year period, pursuant to Subsection 13.32.030(D)(5)(g).

The park owner is allowed a reasonable rate of return on the other 50 percent (50%) of the cost of a capital improvement at a percentage established annually, pursuant to subsection 13.32.030(D)(4). The ordinance further provides that any park owner contending that the general rent adjustments do not provide a fair and reasonable return on investment may file a petition for a special rent adjustment.

Pursuant to Subsection 13.32.092 of the ordinance, your Board, acting upon an annual recommendation from the Mobile and Manufactured Home Commission, sets the rate of return. Since 1980, the rate of return has been established at twelve percent (12%).

After a public hearing at its meeting of July 15, 2026, the Mobile and Manufactured Home Commission voted to recommend that the reasonable rate of return remain at the existing rate of twelve percent (12%).

IT IS THEREFORE RECOMMENDED that your Board accept and adopt the recommendation of the Mobile and Manufactured Home Commission that the reasonable rate of return for qualified mobile home park capital improvements remain at twelve percent (12%).

Katherine McGrew

From: Charlene Solyman [REDACTED]
Sent: Thursday, May 21, 2026 1:39 PM
To: Katherine McGrew
Subject: Hot Water Heaters
Attachments: Bay Area Air District Letter Requesting Rule 9-6 Exemption.pdf

******CAUTION:**This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email.****

Hi Kaite,

Passing along information to be shared with the commission regarding action WMA is taking against the Bay Area hot water heater initiative.

Another industry attorney is of the opinion the State cannot do this because Federal law pre-empts this type of legislation. So essentially, we will all likely see a big debate about gas in California but federal law will likely block any legislation.

CHARLENE SOLYMAN
Vice President
EVANS MANAGEMENT SERVICES

[REDACTED]



May 21, 2026

Mr. Gregory Nudd
Deputy Executive Officer of Policy
Bay Area Air District
375 Beale Street, Suite 600
San Francisco, CA 94105

RE: Request for Mobilehome Park exemption from Rule 9-6

Dear Mr. Nudd:

On behalf of the Western Manufactured Housing Communities Association (WMA), I am writing to request an exemption to Rule 9-6 as it pertains to the purchase and installation of NOx-emitting water heaters in manufactured homes and recreational vehicles located in mobilehome parks within the Bay Area Air District's jurisdiction.

In your document explaining flexibility amendments released in April, your agency's report acknowledged that homes and buildings with outdated or limited electrical infrastructure may justify an exemption in the following circumstances:

1. The home/building has knob-and-tube wiring.
2. The electrical panel is <100 amps (single-family) or <60 amps (multi-family).
3. New 240v connection requires more than 50 feet of wiring/conduit.
4. The electrical panel does not have enough circuit or breaker space.

Unlike multi-family housing, homes in manufactured housing communities are owned by the residents. Homeowners rent the land on which the home is installed, and this presents many challenges if homes in manufactured housing communities are included in the scope of Rule 9-6. Not only must the mobilehome park's infrastructure be able to handle the increased electrical load associated with electric water heaters, but the homes themselves would have to be fitted with an upgraded electrical panel. For master-metered parks, the increased electrical demand would pose a serious risk to the health and safety of park residents.

The reason a health and safety risk would be present if homes in manufactured housing communities are included in Rule 9-6 is clear. Many mobilehomes in master-metered mobilehome parks do not have access to the amperage required to accommodate an electric water heater. Many parks with an older electrical system have not yet gone through the Mobilehome Park Utility Conversion Program adopted by the California Public Utilities Commission (CPUC) on April 24, 2020 (CPUC Decision 20-04-004). This means that Pacific Gas & Electric (PG&E) has not taken over the electrical systems of many parks in its service area.

Forcing homeowners in mobilehome parks to replace a gas water heater with an electric water heater if the electrical system cannot handle the load would deprive a park resident from having access to hot water until the park's electrical system and/or the homeowner's electrical system is upgraded. These upgrades, if even physically feasible within a space-constrained mobile home, may cost homeowners many thousands of dollars – well above the cost of simply buying and installing a typical water heater – which is something that park residents cannot afford.

Under a strict reading of Rule 9-6, homes in master-metered mobilehome parks—where park management, rather than PG&E, owns and maintains the electrical system—are often served by systems with less than 100 amps of capacity. Requiring electric water heaters in these parks could jeopardize resident health and safety by overloading the electrical infrastructure and increasing the risk of catastrophic failure, including fire or explosion.

Another concern of WMA is that prohibiting retailers from selling gas water heaters (and eventually furnaces) would prevent residents in mobilehome parks from having access to legal water heaters (and eventually furnaces). Further, if a water heater was purchased from out of the area, would the California Department of Housing and Community Development (HCD) be in violation of Rule 9-6 if a permit was granted to a resident in a manufactured housing community? Our concern is that Rule 9-6 would prevent residents from being able to have access to a legal and affordable option if a water heater is in need of replacement.

Facilitating the proposed amendments to Rule 9-6 may also require a definition change. WMA proposes to include manufactured homes, mobilehomes, and recreational vehicles to be explicitly included in the definition of “homes” when referencing “single family.” Doing this would allow residents in manufactured housing communities to retain access to safe replacement water heaters and furnaces in the future.

Thank you for your consideration of our request to exempt manufactured housing communities and the homes therein from Rule 9-6. We understand the goal of promoting electrification, but for people living in mobilehomes, manufactured homes, and recreational vehicles in manufactured housing communities, Rule 9-6 would force these residents to purchase something they may not be able to afford. WMA knows that there is no intent to financially punish residents in mobilehome parks who tend to have lower and fixed incomes. That is why WMA believes an exemption from Rule 9-6 is appropriate.

If you have any questions or concerns about manufactured housing communities, please feel free to contact me by email at chris@wma.org or call me on my direct line at 916.288.4026 if you have any questions or need further clarification.

Sincerely,



Christopher Wysocki
State Legislative Advocate
Western Manufactured Housing Communities Association



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

Scheduled Meetings

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

DAY: Third (3rd) **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 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 21 , 2026	11:30 AM –1:00 PM	United Way
March 18 , 2026	11:30 AM –1:00 PM	United Way
May 20 , 2026	11:30 AM –1:00 PM	United Way
July 15 , 2026	11:30 AM –1:00 PM	United Way
September 16 , 2026	11:30 AM –1:00 PM	United Way
November 18 , 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.