



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, September 16, 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 *July 15, 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: None
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, November 18, 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: July 15, 2026
LOCATION: United Way Community Room, (4450 Capitola Road, Ste 106, Santa Cruz, CA 95010)
PRESENT: Jean Brocklebank (*1st District*), Jeanette Lloyd-Jones (*Vice Chair - 2nd District*), Candi Walker (*3rd District*), Richi Personeni (*Chair - GSMOL*), Charlene Solyman (*WMA*)
EXCUSED: Richard Valdez (*4th District*)
ABSENT: None
STAFF: Kaite McGrew (*Commissions Manager*), Suzanne Yang (*County Counsel Liaison*)
GUESTS: Jamie Sehorn (*District One Supervisor's Analyst*), and 4 members of the public attended.

1. Call to Order/Roll Call/Agenda Review
Meeting convened at 11:32 AM.

2. Approve *May 20, 2026 Meeting Minutes*
Motion to approve *May 20, 2026 Meeting Minutes*.
Motion/Second: Brocklebank/Solyman
Motion passed unanimously.

3. Public Comment: None

4. County Supervisor Report
Sehorn reported that Supervisor Koenig brought forward letters of support for AB 1817 (*Mobile Home Fair Process Act*) and SB 722 (*Mobile Home Park Protection Act*) at the June 30 Board of Supervisors meeting. AB 1817 would strengthen due process protections for mobile home residents accused of violating park rules, while SB 722 would protect mobile home and special occupancy parks from redevelopment under transit-oriented housing provisions. Sehorn also reported that the Board approved the purchase of approximately 3.5 acres of the 7th and Brommer site in Live Oak for development of at least 100 affordable rental homes by Community HousingWorks. Neighborhood and broader community meetings are planned, and Supervisor Koenig's office will provide updates as the project moves forward.

5. New Business/Action Items:

- 5.1. Consider Fair Rate of Return

Commission amended the fair rate of return inception date from "1980" to "1982". Brocklebank summarized her concerns about the ambiguity in *SCCC Chapter 13.32.030(D)(5)* regarding the proper application of the allowable fair rate of return.

Motion to approve the Fair Rate of Return Memo as amended.

Motion/Second: Solyman/Lloyd-Jones

Ayes: Lloyd-Jones, Walker, Personeni, Solyman

Abstentions: Brocklebank

Motion passed.

5.2. Space Fee Update

Staff confirmed that the Commission's 2025 recommendation to increase the Space Fee from \$38 to \$50 per year was adopted by the Board and will be implemented in 2027. Going forward, the Commission will only make a Space Fee recommendation

5.3. Annual CPI Mailing Update

Staff reported that the annual CPI mailing was scheduled for the week of July 20 pending publication of the June 2026 CPI data.

5.4. Gas/Electric Water Heater Conversion Update

Solyman summarized the WMA's letter to the Deputy Executive Officer of Policy for the Bay Area Air District requesting an exemption for mobile home parks from Rule 9-6, which pertains to the purchase and installation of NOx-emitting water heaters. The matter is currently only a proposal by the Bay Area Air District and is not the subject of any legislation. WMA's attorney believes that, should legislation be enacted, federal preemption would make it unenforceable and noted that mobile homes may already be exempt under existing code. Solyman stated that, at this time, the matter is not an issue. Brocklebank expressed her support for the letter and acknowledged the shared interests of park owners and residents.

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 shared updates about the ongoing petition hearings for Pinto Lake Estates MHP, including two concurrent Special Rent Adjustment (SRA) Hearings. Park residents held an emergency meeting and appointed Personeni to continue as their resident representative for the 2026 SRA petition hearing proceedings. Additional information was shared about various construction projects in the park.

6.3. District Three (Walker):

Walker reported that a new solar panel installation will decrease the park office's expenses. Residents have not yet received their annual CPI increase.

6.4. District Four (Valdez): No Report

6.5. District Five (Seat Vacant): No Report

6.6. Golden State Manufactured Homeowners League (Personeni):

Personeni reported that GSMOL worked on passage of SB722 which is currently on the Governor's desk. San Marcos and San Marino counties are working to strengthen legislation protecting senior parks. Solyman reported that the San Jose City Council was pushing for further public comment on proposed rent increase policies they are considering which would impact mobile home parks. Solyman participated in the outreach and community education on proposed changes in the CPI increase policy. Brocklebank will send information to share with the Commission on GSMOL's opposition to the proposed Statewide rent cap legislation which, if passed, could negatively impact residents currently under the jurisdiction of SCCC Chapter 13.32.

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

Solyman reported that the President of WMA had unexpectedly passed away. WMA has formed a subcommittee to investigate the frequency of electrical panel fires in pre-HUD mobile homes and determine whether the issue is a documented phenomenon beyond anecdotal reports. If warranted, the subcommittee will consider whether legislation should be proposed to require electrical system upgrades in pre-HUD mobile homes.

7. Legislative Report: No Report

8. County Counsel Report:

Yang reported on the status of the **writ petition for Soquel Gardens MHP (Civil Case 25CV04134)**. A briefing schedule has been set, Harmony submitted their opening brief and County Counsel and the Residents' representative, David Ramsey, will have until August 7th to submit their reply. Harmony's position is that the Hearing Officer overstepped his jurisdiction and could not find that the residents were being double-billed and he also overstepped his jurisdiction by ordering reimbursement.

The County has had difficulty serving Harmony on their **concurrent enforcement complaint (Civil Case 26CV01086)** against Soquel Gardens MHP, though they have tried to serve them in various ways. If necessary, the park can be served via publication, but that would be a last resort. Although filing the second case motivated the park to reimburse the residents, the residents are encouraged to consult their attorney regarding spending the reimbursement in case they are required to return it after all the litigation has concluded. Brocklebank acknowledged all of Yang's hard work and great service to the Commission and to Santa Cruz County MHP residents.

9. Staff Report:

- **Pinto Lake Estates 2026 SRA:** Financial Expert is working on her analysis.
- **Pinto Lake Estates 2025 SRA:** Hearing Officer disqualified himself and the County is in the process of appointing another Hearing Officer and scheduling the proceedings.
- **New 2026 Soquel Gardens MHP:** A General Rent Adjustment (GRA) Petition was filed, and the matter was settled in the pre-hearing settlement conference.
- **Public Records Requests (PRAs) Update:** There have been more PRA requests in the first few months of 2026 than four prior years' totals combined. Currently Staff is working on a PRA that covers all mobile home petition hearings and any documents even mentioning any of those parks for the last thirty years. The uptick in PRA requests and their broad scope has placed a large burden on staff time and County resources. Commissioners are reminded that all communications with County staff are ultimately discoverable and therefore should be conducted with that in mind.

10. Correspondence: None

11. Adjournment

Meeting adjourned at 12:47 PM.

Submitted by: Kaite McGrew, *Commissions Manager*



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July 29, 2026

RE: 2026 Consumer Price Index Rent Adjustment for 2027 Space Rents

Dear Park Owner/Manager:

Enclosed please find the rates for *both* Mobile Home space rentals and RV space rentals. Please note that each type of rental has a different rate, using a different calculation.

Please refer to the letter entitled “**2026 Consumer Price Index Rent Adjustment for 2027 Mobile Home Space Rents**” when calculating space rental rates for Mobile Home units.

Please refer to the letter entitled “**2026 Consumer Price Index Rent Adjustment for 2027 RV Space Rents**” when calculating space rental rates for RV units.

Sincerely,

Kaite McGrew

Commissions Manager

cc: Santa Cruz County Board of Supervisors
Santa Cruz County Mobile and Manufactured Home Commission
David Ramsey, Legal Services for Seniors Monterey County



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July 29, 2026

2026 Consumer Price Index Rent Adjustment for 2027 Mobile Home Space Rents

Dear Mobile Home Park Owner/Manager:

Under the terms of Chapter 13.32 of the Santa Cruz County Code (*Rental Adjustment Procedures for Mobile Home Parks*), park owners may make adjustments to space rents once each year.

Section 13.32.030(D)(3) of the Santa Cruz County Code allows a park owner to adjust the rents in their park by an amount equal to or less than fifty percent (50%) of the percentage change in the *San Francisco-Oakland Consumer Price Index – All Urban Consumers Category* between July 1, 1981 and July 1st of the year before the rent adjustment will go into effect. A copy of the Consumer Price Index (CPI) for June 2026, as reported by the Bureau of Labor Statistics, can be found on the back of this page. **The allowable CPI adjustment for 2027 mobile home space rents is determined to be 157.52% or less**, calculated as follows:

2027 CPI Mobile Home Space Rent Adjustment Calculation

July 1, 2026 (for use in 2027)	1,137.217 (Adjusted Index)
July 1, 1981 (for use in 1982)	<u>- 274.000</u> (Adjusted Index)
	863.217
	863.217 Total CPI Increase
(863.217 divided by 274.000) x 100 =	315.0427% (Percentage Increase)
Fifty percent of 315.0427% =	157.52% (2027 CPI Rent Adjustment)

The CPI adjustment, when multiplied by and then added to the 1982 base rent, becomes part of an allowable 2027 general rent adjustment.

Sincerely,

Kaite McGrew
Commissions Manager

cc: Santa Cruz County Board of Supervisors
Santa Cruz County Mobile and Manufactured Home Commission
David Ramsey, Legal Services for Seniors Monterey County

The San Francisco-Oakland-Hayward, CA. metropolitan area covered in this release is comprised of Alameda, Contra Costa, Marin, San Francisco, San Mateo Counties in the State of California.

Refer to the national [CPI news release technical note](#) or the [Handbook of Methods](#) for more information.

If you are deaf, hard of hearing, or have a speech disability, please dial 7-1-1 to access telecommunications relay services.

Table 1. San Francisco-Oakland-Hayward, CA, CPI-U by expenditure category for June 2026, not seasonally adjusted (1982-84=100 unless otherwise noted)

Expenditure category	Indexes				Percent change from -		
	Historical data	Apr. 2026	May 2026	Jun. 2026	Jun. 2025	Apr. 2026	May 2026
All Items		369.215	-	369.913	3.8	0.2	-
All items (1967=100)		1,135.069	-	1,137.217			
Food and beverages		397.013	-	399.142	5.1	0.5	-
Food		400.328	-	402.341	5.2	0.5	-
Food at home		360.708	362.407	363.266	6.0	0.7	0.2
Cereals and bakery products		348.365	349.191	341.643	1.6	-1.9	-2.2
Meats, poultry, fish, and eggs		377.959	373.511	388.473	3.2	2.8	4.0
Dairy and related products		331.794	311.731	308.841	-7.3	-6.9	-0.9
Fruits and vegetables		466.603	480.658	478.017	9.9	2.4	-0.5
Nonalcoholic beverages and beverage materials(1)		238.989	245.618	243.530	6.0	1.9	-0.9
Other food at home		344.896	349.703	348.741	11.0	1.1	-0.3
Food away from home		450.891	-	452.081	4.2	0.3	-
Alcoholic beverages		358.227	-	361.666	3.7	1.0	-
Housing		421.715	-	423.359	2.9	0.4	-
Shelter		467.763	469.008	470.049	3.3	0.5	0.2
Rent of primary residence		532.153	532.128	532.233	2.5	0.0	0.0
Owners' equiv. rent of residences(2)		503.142	503.680	503.717	2.7	0.1	0.0
Owners' equiv. rent of primary residence(2)		503.142	503.680	503.717	2.7	0.1	0.0
Household furnishings and operations		180.975	-	178.692	-0.4	-1.3	-
Apparel		131.834	-	126.398	1.0	-4.1	-
Transportation		293.143	-	291.788	8.9	-0.5	-
Private transportation		284.685	-	285.052	6.0	0.1	-
New and used motor vehicles(3)		118.677	-	120.491	-0.3	1.5	-
New vehicles(1)		193.207	-	193.655	0.5	0.2	-
Used cars and trucks(1)		321.397	-	330.178	-2.9	2.7	-
Motor fuel		433.686	450.251	419.800	21.1	-3.2	-6.8
Gasoline (all types)		428.990	445.797	415.450	20.7	-3.2	-6.8
Unleaded regular(4)		429.338	446.375	415.456	20.8	-3.2	-6.9
Unleaded midgrade(4)(5)		399.356	414.910	387.419	20.3	-3.0	-6.6
Unleaded premium(4)		405.836	420.995	394.130	20.0	-2.9	-6.4
Medical Care		607.287	-	607.482	0.1	0.0	-
Recreation(3)		159.672	-	160.720	5.9	0.7	-
Education and communication(3)		166.537	-	167.486	-0.6	0.6	-
Tuition, other school fees, and child care(1)		2,125.932	-	2,129.379	3.0	0.2	-
Other goods and services		672.867	-	677.675	6.1	0.7	-

Footnotes

(1) Index is on a December 1977=100 base.

(2) Index is on a December 1982=100 base.

(3) Indexes on a December 1997=100 base.

(4) Special index based on a substantially smaller sample.

(5) Indexes on a December 1993=100 base.

- Data not available.

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July 29, 2026

2026 Consumer Price Index Rent Adjustment for 2027 RV Space Rents

Dear RV Park Owner/Manager:

Under the terms of Chapter 13.32 of the Santa Cruz County Code (*Rental Adjustment Procedures for Mobile Home Parks*), park owners may make adjustments to space rents once each year. Section 13.32.102 of the ordinance defines base rents for RV parks to be that amount of rent charged as of January 1, 1999.

It is the opinion of the Santa Cruz County Counsel's office that an RV park owner may adjust the rent in their park by an amount equal to or less than fifty percent (50%) of the percentage change in the *San Francisco-Oakland Consumer Price Index – All Urban Consumers Category* between July 1, 1998 and July 1st of the year before the rent adjustment will go into effect. A copy of the Consumer Price Index (CPI) for June 2026, as reported by the Bureau of Labor Statistics, can be found on the back of this page. **The allowable CPI adjustment for 2027 RV space rents is determined to be 61.75% or less**, calculated as follows:

2027 CPI RV Space Rent Adjustment Calculation

July 1, 2026 (for use in 2027)	1,137.217 (Adjusted Index)
July 1, 1998 (for use in 1999)	<u>- 508.800 (Adjusted Index)</u>
	628.417
	628.417 Total CPI Increase
(628.417 divided by 508.800) x 100 =	123.510% (Percentage Increase)
Fifty percent of 123.510% =	61.75% (2027 CPI Rent Adjustment)

The CPI adjustment, when multiplied by and then added to the 1999 base rent, becomes part of an allowable 2027 general rent adjustment.

Additionally, in keeping with the intent of the Ordinance, it is also the opinion of the Santa Cruz County Counsel's office that the appropriate property tax adjustment must be based on a formula which uses the 1998/1999 taxes as compared to those of 2026/2027.

Sincerely,

Kaite McGrew

Commissions Manager

cc: Santa Cruz County Board of Supervisors
Santa Cruz County Mobile and Manufactured Home Commission
David Ramsey, Legal Services for Seniors Monterey County

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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 (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.