



# 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: Thursday, January 16, 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 *November 21, 2024 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. District One Mobile Home RTC Encroachment Update
  - 5.2. Consider Commission By-Law Revision
6. Commissioner Reports
  - 6.1. District 1 (*Brocklebank*)
  - 6.2. District 2 (*Cleveland*)
  - 6.3. District 3 (*Walker*)
  - 6.4. District 4 (*Valdez*)
  - 6.5. District 5 (*Halterman*)
  - 6.6. Golden State Manufactured Homeowners League (*Lerno*)
  - 6.7. Western Manufactured Housing Communities (*Solyman*)
7. Central Coast Resident-Owned Parks Report
8. Legislative Report
9. Staff Report
10. Correspondence
11. Adjournment

**Next Meeting Scheduled for: 11:30 to 1:00 PM on Thursday, March 20, 2025**

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## MOBILE AND MANUFACTURED HOME COMMISSION MEETING MINUTES

DATE: January 16, 2025  
LOCATION: United Way Community Room, (4450 Capitola Road, Ste 106, Santa Cruz, CA 95010)  
PRESENT: Jean Brocklebank (*Chair - 1<sup>st</sup> District*), Henry Cleveland (*2<sup>nd</sup> District*), Candi Walker (*3<sup>rd</sup> District*), Richard Valdez (*4<sup>th</sup> District*) Rick Halterman (*5<sup>th</sup> District*), Carol Lerno (*GSMOL*)  
EXCUSED: Charlene Solyman (*Vice Chair - WMA*)  
ABSENT: None  
STAFF: Kaite McGrew (*Commissions Manager*), Suzanne Yang (*County Counsel*)  
GUESTS: Jamie Sehorn (*District One Analyst*) and 12 members of the public attended.

1. Call to Order/Roll Call/Agenda Review  
Meeting convened at 11:28 AM.

2. Approve *November 21, 2024 Meeting Minutes*  
**Motion to approve *November 21, 2024 Meeting Minutes*.**  
Motion/Second: Cleveland/Halterman  
**Motion passed unanimously.**

Lerno arrived.

3. Public Comment:  
4 members of the public provided public comment.

4. County Supervisor Report  
Sehorn provided the following update on the sale of Soquel Garden MHP:

- Soquel Gardens MHP has been sold to Harmony Communities with only nine homeowner residents remaining out of 20 spaces. The HCD will not issue the permit-to-operate until all outstanding issues have been addressed including the critical electrical and fire safety issues, but they are confident that Harmony will address them quickly and efficiently. Brocklebank added applicable MHP closure ordinances to the next meeting agenda as an informational item

5. New Business/Action Items:

5.1. District One Mobile Home RTC Encroachment Update

- Brocklebank provided an update on the status of the rail corridor encroachments at Castle and Blue and Gold Star MHPs. Residents received a June 2025 deadline by which they had to remove all encroachments or the RTC would conduct removals and attempt to recover the cost of such removal. Sehorn reported that Supervisor Koenig's office met with RTC senior staff to discuss next steps for the rail trail encroachment issue. The RTC is in the process of obtaining and reviewing legal documents, including lease agreements and park rules. Affected residents can contact Grace Blakeslee at the RTC to schedule a meeting with RTC staff on site to discuss encroachments on a case-by-case basis. The time it takes to resolve this matter in court has been factored into the

project timeline to keep the project on schedule. Halterman clarified that Castle is a nonprofit-owned park which may be under different regulatory requirements than an investor-owned park like the Blue and Gold Star. The final report is scheduled to be presented in June 2025. The RTC will work with HCD to encourage them to grant setback variances and otherwise minimize the impact on residents.

5.2. Consider Commission Bylaws Revision

Commission considered revising their bylaws to reflect their new regular meeting location and start time of 11:30 AM.

**Motion to approve revisions to the Commission Bylaws**

Motion/Second: Lerno/Halterman

**Motion passed unanimously.**

6. Commissioner Reports

6.1. District One (Brocklebank)

Brocklebank reported communicating with residents on a variety of matters in 5 MHPs including Carriage Acres, Ocean Breeze, Old Mill, Soquel Gardens, and Shangri-la. Commission would like to discuss the issue of park owners blocking the sales of mobile homes at a later meeting.

6.2. District Two (Cleveland) No Report

6.3. District Three (Walker): No Report

6.4. District Four (Valdez):

Valdez reported referring another resident to attorney Will Constantine for legal advice. Lerno shared some additional information about difficulties Watsonville residents are having on space rents being increased upon the sale of homes. Cleveland believes that Watsonville does have “vacancy control” which should prevent this from happening. Lerno believes the information should be provided in any transfers of ownership. Halterman recommended contacting the City Council.

6.5. District Five (Halterman):

Halterman reported that as of January 1, 2025, all long-term mobile home space leases are eligible for rent control. Park owners are attempting to use this change to negate existing leases and require new leases to be signed. Halterman spoke with Dawn Addis’s office who state they are willing to intervene in the RTC encroachment issue and help to determine whether the MORE program can provide financial assistance to residents impacted.

6.6. Golden State Manufactured Homeowners League (Lerno): No Report

6.7. Western Manufactured Housing Communities (Solyman): Not Present

7. Central Coast Resident-Owned Parks (ROP) Report:

Cleveland shared that the Master Meter Conversion Project which has a goal of converting 50% of all California MHPs by 2030. Resident-owned parks are being impacted by the Corporate Transparency Act which requires all small businesses and HOA board members to report their personal identification information to the federal agencies. There is an effort underway to overturn the legislation.

8. Legislative Report:

Halterman reported that no MHP bills to date this year.

9. County Counsel Report: No Report

10. Staff Report:

Staff provided an update on newly contracted representation from *Legal Services for Seniors Monterey County* (LSSMC). The attorney working with residents is David Ramsey who previously served as Executive Director for California Rural Legal Assistance (CRLA) in Watsonville and is very familiar with local mobile home law. Residents from Old Mill and Pinto Lake Estates for both the General and Special Rent Adjustment petitions have received referrals. Pinto Lake residents have been advised that they are free to work with other legal representation, but a portion of those fees can only be paid by the Space Fee fund if their private attorney is willing to contract with the County and only for work done after the contract has been signed. No dates have been scheduled for settlement conferences or hearings yet, although the latest allowable dates have been determined and communicated to the residents for all three petitions.

11. Correspondence:

12. Adjournment

Meeting adjourned at 1:00 PM.

Submitted by: Kaite McGrew, *Commissions Manager*



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## Notice of Public Meeting and Agenda

DATE: Thursday, March 20, 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 *January 16, 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. Santa Cruz County Mobile Home Park Conversion Ordinances Overview
  - 5.2. Disaster Preparedness and Recovery for Mobile Homes in Parks
6. Commissioner Reports
  - 6.1. District 1 (*Brocklebank*)
  - 6.2. District 2 (*Cleveland*)
  - 6.3. District 3 (*Walker*)
  - 6.4. District 4 (*Valdez*)
  - 6.5. District 5 (*Halterman*)
  - 6.6. Golden State Manufactured Homeowners League (*Lerno*)
  - 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, May 15, 2025**

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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 - 1<sup>st</sup> District*), Henry Cleveland (*2<sup>nd</sup> District*), Candi Walker (*3<sup>rd</sup> District*), Richard Valdez (*4<sup>th</sup> District*) Rick Halterman (*5<sup>th</sup> 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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## 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**

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## MOBILE AND MANUFACTURED HOME COMMISSION MEETING MINUTES

DATE: May 15, 2025  
LOCATION: United Way Community Room, (4450 Capitola Road, Ste 106, Santa Cruz, CA 95010)  
PRESENT: Jean Brocklebank (*Chair - 1<sup>st</sup> District*), Jeanette Lloyd-Jones (*2<sup>nd</sup> District*), Candi Walker (*3<sup>rd</sup> District*), Richi Personeni (*GSMOL*), Charlene Solyman (*Vice Chair - WMA*)  
EXCUSED: Richard Valdez (*4<sup>th</sup> District*)  
ABSENT: None  
STAFF: Kaite McGrew (*Commissions Manager*), Suzanne Yang (*County Counsel*)  
GUESTS: Manu Koenig (*District One Supervisor*) and 9 members of the public attended.

1. Call to Order/Roll Call/Agenda Review  
Meeting convened at 11:28 AM.  
Commission welcomed new Commissioners Jeanette Lloyd-Jone (District 2) and Richi Personeni
2. Approve *March 20, 2025 Meeting Minutes*  
**Motion to approve *March 20, 2025 Meeting Minutes*.**  
Motion/Second: Personeni/Lloyd-Jones  
**Motion passed unanimously.**
3. Public Comment: None
4. County Supervisor Report  
Supervisor Koenig reported that the RTC has an agreement in place to delay taking any legal action over Castle MHP encroachments for the next few months and is working on establishing one with Blue and Gold as well. They anticipate groundbreaking projects to begin around January 2027. Soquel Gardens MHP (recently acquired by Harmony) is in communication with the County regarding the requirements of County Ordinances. The park has concerns about the CPI restrictions and is threatening to close the park, which would ultimately need to be approved by the Board of Supervisors. Solyman asked about the conflict between Alimur and Soquel Gardens regarding an easement that had historically allowed Alimur park residents to use the throughway to access local businesses. Koenig will follow up to find out more about the terms of the easement. Brocklebank asked about the timeline for Soquel to get sidewalks. It would be cost prohibitive at this time and therefore is not in the plans.
5. New Business/Action Items:
  - 5.1. Officer Elections  
Brocklebank nominated Solyman to serve as Commission Chair and Brocklebank to serve as Vice Chair  
**Motion to elect Solyman to serve as Commission Chair and Brocklebank to serve as Vice Chair**  
Motion/Second: Personeni/Walker  
**Motion passed unanimously.**

5.2. Consider the 2026 Regular Meeting Schedule

**Motion to approve and adopt the 2026 Regular Meeting Schedule**

Motion/Second: Solyman/Brocklebank

**Motion passed unanimously.**

5.3. District One Mobile Home RTC Encroachment

Brocklebank provided an update . There is no activity in the corridor, no work by either the RTC or the residents, and no resident has an active request for a variance from the HCD. Brocklebank communicated with a resident and RTC staff regarding the upcoming June deadline. The RTC did not respond, but Koenig provided the update he shared earlier in this meeting. The expectation is that there will most likely need to be legal action between the RTC and the park owners before any action is taken if collaborative efforts are unsuccessful.

6. Commissioner Reports

6.1. District One (Brocklebank)

Brocklebank reported communicating with residents on a variety of matters in 8 MHPs including Alimur MHP, Blue & Gold MHP, Cabrillo Estates MHP, Castle Mobile Estates, Soquel Gardens MHP, Soquel Glen MHP, Old Mill MHP and Snug Harbor MHP as well as answering queries from two real estate agents. She has also been working with District 5 staff to support their recruitment efforts for the District 5 vacancy.

6.2. District Two (Lloyd Jones)

Lloyd Jones shared additional detail about the Pinto Lake Estates settlement agreement in the General Rent Adjustment proceedings; however, the Special Rent Adjustment proceedings did not settle. Pinto Lake and Rancho Cerritos MHPs are considering becoming a GSMOL super chapter.

6.3. District Three (Walker): No Report

6.4. District Four (Valdez): No Report

6.5. District Five (Seat Vacant):

Staff provided a list of District 5 MHPs with contact information for the two largest parks highlighted and shared some background about District 5 representation on the Commission to the District 5 staff who are actively recruiting to fill the vacancies.

6.6. Golden State Manufactured Homeowners League (Personeni):

Personeni reported improvements to the GSMOL website that make renewing membership easier and provide additional resources. There will be a second roundtable for residents of Harmony-owned parks to consider forming a multi-park panel to liaise with GSMOL.

6.7. Western Manufactured Housing Communities (Solyman):

Solyman consulted with the owner of Soquel Glen MHP. WMA is the approved training provider for HCD's manager certification program. Solyman is in the process of preparing course materials as she is an instructor. Personeni requested information about possibly attending the prerecorded online training.

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

Item will be removed from future agendas.

8. Legislative Report: No Report

9. County Counsel Report

Yang reported that County Counsel sent a letter to Soquel Gardens MHP confirming that they were double billing of the sewer fee, but the park was not inclined to adjust the rent statements. The matter now resides with the County's Code Compliance Division along with several other code violations that have been identified.

10. Staff Report:

Staff shared additional information about the Pinto Lake Special Rent Adjustment proceedings.

11. Correspondence: None

12. Adjournment

Meeting adjourned at 12:52 PM.

Submitted by: Kaite McGrew, *Commissions Manager*



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### Notice of Public Meeting and Agenda

DATE: Thursday, July 17, 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 *May 15, 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. Consider Reasonable Rate of Return on Capital Improvements
  - 5.2. Consider Space Fee Recommendation
  - 5.3. RTC Mobile Home Encroachments Status Update – Bella Kressman (*RTC Real Property Specialist*)
  - 5.4. CPI Update CPI Adjustment Letters 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 Thursday, September 18, 2025**

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## MOBILE AND MANUFACTURED HOME COMMISSION MEETING MINUTES

DATE: July 17, 2025  
LOCATION: United Way Community Room, (4450 Capitola Road, Ste 106, Santa Cruz, CA 95010)  
PRESENT: Jean Brocklebank (*Chair - 1<sup>st</sup> District*), Jeanette Lloyd-Jones (*2<sup>nd</sup> District*), Candi Walker (*3<sup>rd</sup> District*), Richard Valdez (*4<sup>th</sup> District*), Richi Personeni (*GSMOL*), Charlene Solyman (*Vice Chair - WMA*)  
EXCUSED: None  
ABSENT: None  
STAFF: Kaite McGrew (*Commissions Manager*), Suzanne Yang (*County Counsel*)  
GUESTS: Manu Koenig (*District One Supervisor*), Bella Kressman (*RTC Real Property Specialist*), Sarah Christensen (*RTC Executive Director*) and 30 members of the public attended.

1. Call to Order/Roll Call/Agenda Review  
Meeting convened at 11:33 AM.  
Commission welcomed new Commissioners Jeanette Lloyd-Jone (District 2) and Richi Personeni.
2. Approve *May 15, 2025 Meeting Minutes*  
**Motion to approve *May 15, 2025 Meeting Minutes*.**  
Motion/Second: Brocklebank/Walker  
**Motion passed unanimously.**
3. Public Comment: None
4. County Supervisor Report  
Supervisor Koenig reported meeting with Alimur and Soquel Gardens regarding easement access for Alimur residents and expressed optimism about the parks reaching a resolution. He noted that the County passed a placeholder budget in June and expects revisions this Fall as state and federal impacts become clearer, cautioning that maintaining safety net services will be increasingly challenging. He congratulated the RTC for securing \$128M in state transportation funding—nearly 20% of available funds despite the County’s small population share—supporting Highway 1 expansion, bus improvements, the Rail Trail, bus signal priority, and expanded bike lanes—and crediting the County’s multi-modal approach as a key to this success.
5. New Business/Action Items:
  - 5.1. Consider Reasonable Rate of Return on Capital Improvements  
**Motion to approve memo to the Board of Supervisors recommending that the rate of return remain at 12%**  
Motion/Second: Brocklebank/Lloyd Jones  
Ayes: Lloyd Jones, Walker, Valdez, Personeni  
Abstentions: Brocklebank  
**Motion passed.**

5.2. Consider Space Fee Recommendation

Commission discussed the increased activity and new expenses. Yang expressed her concerns that an increase in the space fee could result in a surplus that exceeds Prop 26 restrictions and therefore may ultimately not be permissible. The Commission reviewed current Space Fee Trust Fund financial data as compared to historical data.

**Motion to increase the annual space fee from \$38 per year to \$50 per year per space**

Motion/Second: Brocklebank/Personeni

**Motion passed unanimously.**

5.3. RTC Mobile Home Encroachments Status Update

Kressman reported that the encroachment project is scheduled for construction in Spring 2027, with timing driven by grant funding deadlines. The next step is an onsite survey; residents received notice and a confidential questionnaire on July 7. Surveyors may need limited access to private property and will attempt to coordinate in advance. The questionnaire will help identify needed resident assistance, which is generally directed to unit owners but may involve park owners and HCD, with no assumptions about cost responsibility. Supervisor Koenig emphasized minimizing resident impacts and noted that further action will be determined by the RTC Board.

5.4. CPI Update – CPI Adjustment Letters Update

Staff reported that the CPI was not released this year until Monday, July 14<sup>th</sup>. The CPI letters are scheduled to go out this week.

6. Commissioner Reports

6.1. District One (Brocklebank)

Brocklebank reported ongoing communication with residents on various MHP issues, including attending three General Rent Adjustment Hearings (Blue & Gold, Old Mill, Soquel Gardens) and two Special Rent Adjustment Petition hearings (Pinto Lake Estates). She sent six encroachment project updates to 40 residents in Blue & Gold and Castle MHPs and consulted with residents in Soquel Glen, Soquel Gardens, and Cabrillo Mobile Estates. She also requested County Counsel's review of sewer fee billing procedures as provided for in SCCC Chapter 13.32, with Yang to provide an analysis at the September meeting.

6.2. District Two (Lloyd Jones)

Lloyd Jones reported receiving reimbursement following a recently settled General Rent Adjustment case, while a Special Rent Adjustment Petition hearing remains ongoing. He noted continued flood damage issues, park owner miscommunications regarding lot items and structures, and changes in park ownership staff.

6.3. District Three (Walker): No Report

6.4. District Four (Valdez):

Valdez congratulated Personeni and Lloyd Jones on their Commission appointments and reported issues with his park's HOA, noting that Harmony has purchased new units. Solyman reminded the Commission that current legislation no longer exempts long-term leases.

6.5. District Five (Seat Vacant): No Report

6.6. Golden State Manufactured Homeowners League (Personeni): No Report

6.7. Western Manufactured Housing Communities (Solyman):

Solyman reported that WMA has submitted educational materials for required manager trainings to HCD for approval, noting she authored some of the content. The courses will be available to anyone for a fee.

7. Legislative Report: No Report

8. County Counsel Report: No Report

9. Staff Report:

Staff shared additional information about recent Rent Adjustment proceedings:

- Blue & Gold: General Rent Adjustment Hearing was concluded with the Hearing Officer ruling in favor of the park owner.
- Soquel Gardens: Hearing concluded with a split decision. The Hearing Officer acknowledged that residents were double billed for sewer fees but considered the matter outside the scope of the hearing; residents prevailed on the finding that rent adjustment notices were invalid and must be re-issued.
- Pinto Lake Estates: 2024–2025 Special Rent Adjustment (SRA) proceedings are ongoing with the next hearing scheduled for July 31. A new 2025–2026 SRA petition has been submitted and is under review by the financial expert.
- Soquel Glen: The referred resident declined to pursue a petition. However, much was resolved in communications between the residents’ attorney, David Ramsey, and the park owner and most of the residents’ concerns were ultimately addressed.
- Old Mill: General Rent Adjustment decision largely favored residents but did not address the refunding of improperly charged funds. Petitioners’ motion for reconsideration was denied but the park owner subsequently refunded the monies without an order to do so.

10. Correspondence: None

11. Adjournment

Meeting adjourned at 1:05 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

### Notice of Public Meeting and Agenda

DATE: Thursday, September 18, 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 *July 17, 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. Consider Amendment to the Space Fee Recommendation
  - 5.2. HCD Updates for Mobile and Manufactured Homeowners
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 Thursday, November 20, 2025**

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## MOBILE AND MANUFACTURED HOME COMMISSION MEETING MINUTES

DATE: September 18, 2025  
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*), Candi Walker (*3<sup>rd</sup> District*), Richard Valdez (*4<sup>th</sup> District*), Richi Personeni (*GSMOL*), Charlene Solyman (*Chair - WMA*)  
EXCUSED: None  
ABSENT: None  
STAFF: Kaite McGrew (*Commissions Manager*), Suzanne Yang (*County Counsel*)  
GUESTS: Manu Koenig (*District One Supervisor*), and 3 members of the public attended.

1. Call to Order/Roll Call/Agenda Review  
Meeting convened at 11:30 AM.

2. Approve *July 17, 2025 Meeting Minutes*  
Commission reviewed minutes from the July meeting.

**Motion to approve *July 17, 2025 Meeting Minutes as written.***

Motion/Second: Brocklebank/Personeni

**Motion passed unanimously.**

3. Public Comment: None
4. County Supervisor Report  
Supervisor Koenig reported that there are insufficient funds to construct the trail segment of the Rail Trail project. The RTC's and the mobile home parks' respective title companies will determine whether the disputed property belongs to the parks or is public property. If determined to be public property, rental terms will need to be established. Soquel Gardens has initiated proceedings for park closure but must demonstrate financial insolvency and submit relocation plans for current residents. Supervisor Koenig also reported ongoing discussions with Safeway regarding the Alimur access issue and expressed optimism about a potential resolution.

5. New Business/Action Items:

- 5.1. Consider Amendment to the Space Fee Recommendation

Commission discussed revising the Space Fee Recommendation to include language confirming that it would be included in the 2026 UFS update subject to passing a Proposition 26 evaluation.

**Motion to approve and adopt the Space Fee recommendation as revised.**

Motion/Second: Brocklebank/Personeni

**Motion passed unanimously.**

## 5.2. HCD Updates for Mobile and Manufactured Homeowners

Brocklebank provided an update on new information published by the HCD's Mobilehome Park Maintenance (MPM) Inspection Task Force. Staff will update the Commission website to include a link to the information online.

## 6. Commissioner Reports

### 6.1. District One (Brocklebank)

Brocklebank reported ongoing communication with residents on various MHP issues. She sent an encroachment project update to 40 residents in Blue & Gold and Castle MHPs summarizing the RTC's recent update to the Commission during the July MMHC meeting and consulted with residents in Snug Harbor, Soquel Glen, and Soquel Gardens.

### 6.2. District Two (Lloyd Jones)

Lloyd Jones reported that the Pinto Lake Estate Special Rent Adjustment Petition hearing remains ongoing. She noted continuing issues related to flood damage, communications with park management, and seven-day property cleanup demands. The attorney representing the residents in the SRA petition hearing visited the park to update the residents on the status of the case.

### 6.3. District Three (Walker): No Report

### 6.4. District Four (Valdez):

Valdez reported a fire-related fatality at Portola Heights MHP and indicated that residents in a Novato park are attempting to purchase the park from the City.

### 6.5. District Five (Seat Vacant): No Report

### 6.6. Golden State Manufactured Homeowners League (Personeni):

Residents in Northern California are in litigation with Harmony related to an attempt to convert a 55+ park to a family park. San Jose City is opening their ordinance for review to consider whether to continue excluding long-term RVs from rent control in San Jose City MHPs.

### 6.7. Western Manufactured Housing Communities (Solyman):

Solyman reported that two Ocean Breeze MHP residents have been awarded \$2K in scholarship funds from the WMA Frank J. Evans Charitable Foundation. Brocklebank requested a list of WMA parks in the County. Solyman will be attending a WMA convention in October where she has been nominated for the WMA Board of Directors and will be an at-large Regional Director.

## 7. Legislative Report:

- **AB-456:** Mobilehome parks: sales or transfers: prospective purchasers of mobilehomes - chaptered,
- **AB-391:** Mobilehome parks: notices to homeowners and residents. In progress.
- **SB-749:** Mobilehome parks: closure, cessation, or change of use. – held in Committee as of August 29<sup>th</sup>.

## 8. County Counsel Report:

Yang provided an update on the status of the Soquel Gardens GRA Petition Decision. The Hearing Officer struck the information regarding his opinion of the double billing of sewer fees and property taxes in response to County Counsel's motion for reconsideration.

9. Staff Report:

Staff shared additional information about recent Rent Adjustment proceedings:

- 2024 Special Rent Adjustment Hearing for Pinto Lake Estates: – Hearings are ongoing with the next hearing scheduled for September 22, 2025.
- 2025 Special Rent Adjustment Hearing for Pinto Lake Estates – Hearing Officer Redenbacher accepted the appointment, and an initial hearing date was scheduled for October 15, 2025.
- Soquel Gardens Petition Hearing – The matter was concluded, and the Hearing Officer rendered his decision. County Counsel asked for a reconsideration which was granted, opening the door for the residents to file a petition on the new Notice of General Rent Adjustment that will subsequently be issued.
- Second Soquel Gardens Petition Hearing: Hearing Officer Jackel, who heard the original matter, was appointed to hear this second matter, but either party could disqualify him, though they have not to date.

10. Correspondence: None

11. Adjournment

Meeting adjourned at 12:33 PM.

Submitted by: Kaite McGrew, *Commissions Manager*



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### Notice of Public Meeting and Agenda

DATE: Thursday, November 20, 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 *September 18, 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. Consider Whether to Present the 2025 Jan Beautz Award and, if Applicable, Select a Recipient
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 Thursday, January 15, 2026**

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## MOBILE AND MANUFACTURED HOME COMMISSION MEETING MINUTES

DATE: November 20, 2025  
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*), Candi Walker (*3<sup>rd</sup> District*), Richi Personeni (*GSMOL*), Charlene Solyman (*Chair - WMA*)  
EXCUSED: Richard Valdez (*4<sup>th</sup> District*)  
ABSENT: None  
STAFF: Kaite McGrew (*Commissions Manager*), Suzanne Yang (*County Counsel*)  
GUESTS: Jamie Sehorn (*District One Supervisor's Analyst*), and 5 members of the public attended.

1. Call to Order/Roll Call/Agenda Review  
Meeting convened at 11:31 AM.

2. Approve *September 18, 2025 Meeting Minutes*  
Commission reviewed minutes from the September meeting.

**Motion to approve *September 18, 2025 Meeting Minutes as written.***

Motion/Second: Brocklebank/Personeni

**Motion passed unanimously.**

3. Public Comment: None

4. County Supervisor Report

Sehorn reported that progress on the rail trail is moving in a positive direction, which may reduce urgency for Castle and Blue and Gold residents; the interim trail is currently the only affordable option for the RTC, and key votes are expected at the December 4th RTC meeting. Harmony Communities submitted a Park Closure application for Soquel Gardens MHP on October 10, 2025, which the County deemed incomplete. The County requested additional information, including in-place home values, tenant occupancy durations, relocation assistance documentation, potential home sales, structural relocation feasibility, and availability of alternative park spaces. The Conversion Impact Report currently does not ensure adequate relocation assistance. If the closure is approved, conditions would include hiring a relocation consultant, mitigating adverse impacts on displaced residents, providing full relocation or fair-market compensation for homes, offering tenants first right of refusal on future units, and delaying closure for at least one year to allow sufficient relocation time.

5. New Business/Action Items:

5.1. Consider Jan Beautz Award

Commission discussed making former Commissioner Henry Cleveland the last recipient of the Jan Beautz Award and inviting him to the January meeting to accept the Award.

**Motion to make Henry Cleveland the final recipient of the Jan Beautz Award.**

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, Rodeo Estates Soquel Glen, and Soquel Gardens. On November 13, the Capitola City Council voted not to annex parts of Live Oak and Pleasure Point, citing fiscal concerns – a decision which preserves the more favorable Santa Cruz County rent control protections for mobile home park residents in the disputed areas.

6.2. District Two (Lloyd Jones)

Lloyd Jones reported continuing issues related to flood damage, communications with park management, and property cleanup demands.

6.3. District Three (Walker):

Brocklebank requested that Walker return with rent increase data for both MHPs within Santa Cruz City limits. There is currently no MHP rent control ordinance in place, so Walker will research and report back on how park owners are applying rent increases in their parks including whether park owners at either park have implemented the State's rent increase calculations under the provisions of **(AB 1482 — Tenant Protection Act of 2019)** which allows a **maximum annual rent increase is 5% of current rent + 100% of local Consumer Price Index (CPI) capping at no more than 10% increase regardless of CPI**. This ordinance was not written to protect mobile homeowners, but it is possible that park owners have applied it or some variation of it voluntarily.

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 is working with residents in two LA parks that are slated for closure/conversion. Soquel Gardens MHP owners have brought in investor-owned units presumably to rent them out at fair market value while the County considers their application for park closure

6.7. Western Manufactured Housing Communities (Solyman):

Solyman attended a WMA convention in October where she was appointed to the WMA Board of Directors and will be an at-large Regional Director as well. The WMA continues to develop their owner/manager training curriculum, working to apply HCD's edits. Solyman is working with a park owner regarding sanitation fees and property tax bill. The County has changed the way they are billing property taxes and to whom, and Solyman is working with the County Assessor's office to get the billing corrected.

7. Legislative Report:  
Personeni reported potential impacts the recent passage of SB-79 (mandates higher density housing near transit stops in major urban counties, overriding local zoning to allow taller, denser developments )could have on the availability of MHP affordable housing stock in Sunnyvale and she provided updates on MHP litigation in several other jurisdictions across California.
8. County Counsel Report: No Report
9. Staff Report:  
Staff shared that the Commission will need to meet on the third Wednesday of every other month at 11:30 at the United Way instead of Thursday temporarily to accommodate a scheduling conflict in 2026. However, beginning in 2027, the Commission can return to Thursdays at the same time and place.
10. Correspondence: None
11. Adjournment  
Meeting adjourned at 12:31 PM.

Submitted by: Kaite McGrew, *Commissions Manager*