



# Santa Cruz County Mobile and Manufactured Home Commission

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## Santa Cruz County Mobile and Manufactured Home Commission 2024 - 2025 Biennial Report

### 1. THE ROLE OF THE COMMISSION

The Mobile and Manufactured Home Commission is an advisory body to the Board of Supervisors on issues affecting the mobile and manufactured home community in Santa Cruz County. As outlined in SCCC Chapter 2.64.050 powers and duties, the Commission was established to:

- a. Study proposed State and Federal legislation relating to mobile home living, and make recommendations regarding such legislation to the Board of Supervisors;
- b. Assess the needs of persons living in mobile homes and make recommendations to the Board on matters under the Board's jurisdiction;
- c. Make recommendations to the Board of Supervisors no later than September 1st of each year pursuant to SCCC 13.32.092;
- d. Consider and advise the Board of Supervisors on other matters related to mobile home living;
- e. Hold meetings in mobile home parks within the County, to increase the ability of interested citizens to participate in the work of the Commission; and
- f. Accept public input on any matter within the jurisdiction of the Commission.

### 2. MEETINGS DATES, TIME, AND LOCATION

Mobile and Manufactured Home Commission regular meetings are scheduled for the third Thursday of every other month (January, March, May, July, September, and November), from 11:30 until 1:00 PM in the United Way Community Room (4450 Capitola Rd, Ste 106, Capitola, CA 95010). A decision was made in November 2025 to temporarily hold regular meetings in 2026 on the third Wednesday of every other month (January, March, May, July, September, and November) to accommodate a temporary scheduling conflict with the venue that would be resolved by 2027 when the Commission would return to meeting on Thursdays.

- During the reporting period, no regularly scheduled meetings were canceled.

### 3. COMMISSION STRUCTURE

The Mobile and Manufactured Home Commission is composed of seven voting members; one appointed by each of the five County Supervisors to represent their districts, and two at-large seats representing the *Golden State Manufactured Homeowner’s League* (GSMOL) and the *Western Manufactured Home Communities Association* (WMA) respectively. Elections for Commission Chair and Vice Chair are held each year during the May regular meeting.

On December 31, 2025, the Mobile and Manufactured Home Commission membership was as follows:

District	Commissioners
1 <sup>st</sup> District	<b>Jean Brocklebank (Vice Chair)</b>
2 <sup>nd</sup> District	Jeannette Lloyd-Jones
3 <sup>rd</sup> District	Candi Walker
4 <sup>th</sup> District	Richard Valdez
5 <sup>th</sup> District	Seat Vacant
Golden State Manufactured Homeowners League (GSMOL)	Richi Personeni
Western Manufactured Home Communities Association (WMA)	<b>Charlene Solyman (Chair)</b>

During the reporting period, Commissioners Lloyd-Jones and Personeni were appointed, and Commissioners Brocklebank, and Solyman (formerly Garza) were re-appointed. Commissioners who completed their terms, resigned, or were replaced during the reporting period were Henry Cleveland, Richard Halterman, and Carol Lerno.

### 4. COMMISSION STAFF

Kaite McGrew (*Commissions Manager*) staffed the Commission for the entirety of the reporting period.

Between Commissions meetings, County Staff was available by phone, email, or in person for information and referrals. The County EEO Commissions Office is located in the County Government Center (701 Ocean Street, Room 510, Santa Cruz, CA 95060).

### 5. ATTENDANCE

Please see attached *Mobile and Manufactured Home Commission 2024-2025 Attendance Report*

### 6. COMMISSION ACTIVITIES AND ACCOMPLISHMENTS

The Commission’s priorities and subsequent activities are determined by the Commission’s mandate and emerging needs as expressed by the community and identified by the Commissioners or County Staff.

**During the reporting period, the Commission conducted the following business:**

- Twelve publicly noticed meetings in-person in District 1, where 43 of Santa Cruz County’s 86 mobile home parks are located.

- Under the terms of Section 13.32.030(D)(3) of the Santa Cruz County Code, monitored the *San Francisco-Oakland Consumer Price Index – All Urban Consumers Category*, and notified park owners of allowable space rent adjustments via first class mail and on the website.
- Reviewed space fee trust fund income and expenses, and, in 2024, recommended to the Board of Supervisors that the space fee remain at \$38/space per year for 2025. In 2025, the Commission recommended that the Board consider increasing the annual Space Fee from \$38 to \$50 per space per year as part of the 2026 Unified Fee Schedule subject to an evaluation to confirm that the increase is permissible under the restrictions set forth in Proposition 26.
- Deposits from fees collected during the reporting period amounted to \$76,627 in 2024 and \$74,480 in 2025.
- Heard discussion and public comment on the Santa Cruz County Code Chapter 13.32.030(D)(4) reasonable rate of return on capital improvements provision in both 2024 and 2025.
- Recommended to the Board of Supervisors that the reasonable rate of return for qualified capital improvements remain at 12% for calendar years 2025 and 2026 respectively, to be applied as described in Santa Cruz County Code Chapter 13.32.030(D)(4).
- Heard concerns from members of the public about issues specific to their parks and consulted individually, in person and on the phone, as appropriate.
- Maintained a website with resources of interest to the mobile and manufactured home community.
- Elected Chair Brocklebank and Vice Chair Solyman in 2024 and elected Chair Solyman and Vice Chair Brocklebank in 2025.
- Monitored local and trade press coverage of issues related to the mobile and manufactured home community.

**During the reporting period, the Commission monitored the following litigation and disputes:**

- During the reporting period there were 8 new referrals to the County’s newly contracted legal services provider, Legal Services for Seniors Monterey County (LSSMC) for consultation on issues related to SCCC Chapter 13.32.
- Pinto Lake Estates MHP – 2024 GRA (Capital Improvements): In July 2024, residents filed a General Rent Adjustment (GRA) petition disputing a capital improvement pass-through. The matter was resolved through settlement following a September 2024 pre-hearing conference and finalized in May 2025 after review by the County’s financial expert.
- Pinto Lake Estates MHP – 2024–25 SRA: In July 2024, the park owner filed a Special Rent Adjustment (SRA) petition concurrent with the residents’ GRA petition. Proceedings were delayed due to Chapter 13.32 amendments requiring financial analysis prior to hearing. Although analysis was completed and hearings held, no decision had been issued by the Hearing Officer as of the close of 2025. Residents declined referral to LSSMC and retained private counsel; the County’s offer of a limited-scope contract with their counsel to compensate him at the contracted rate to lower the residents’ portion of costs was declined by the attorney.

- Old Mill MHP – 2024 GRA: In November 2024, residents filed a GRA petition disputing a property tax pass-through and a capital improvement pass-through for creekbank remediation. The Hearing Officer allowed the property tax pass-through and denied the capital improvement pass-through. Although a petition for reconsideration related to refunding overages was denied, the park owner later voluntarily reimbursed residents.
- Blue and Gold Star MHP – 2025 GRA: In March 2025, residents filed a GRA petition raising multiple issues. The Hearing Officer limited consideration to a single issue and ruled in favor of the park owner on that issue.
- Soquel Gardens MHC – May 2025 GRA: In May 2025, residents filed a GRA petition disputing sanitation fee billing and notice requirements. The Hearing Officer ruled in favor of residents on the notice issue, requiring that a new 90-day notice be issued and remained silent on the the sanitation fee issue in his amended decision following the County’s motion for reconsideration.
- Soquel Gardens MHC – August 2025 GRA: In August 2025 the park reissued their 90-day notice and the residents filed a subsequent GRA petition disputing the sanitation fee pass-through. A different Hearing Officer ruled in favor of the residents and ordered reimbursement of excess sanitation fees. As of December 31, 2025, reimbursement had not occurred and the issue had not been resolved.
- Pinto Lake Estates MHP – 2025–26 SRA: In May 2025, the park owner filed an SRA petition for 2025–26. The petition received financial analysis and was assigned to the same Hearing Officer as the 2024–25 SRA. The Hearing Officer deferred scheduling any hearings pending resolution of the earlier SRA. No determination had been issued as of the close of 2025.

**During the reporting period, the Commission monitored the following State and local legislation impacting the mobile and manufactured home community:**

- AB-2387 (Mobilehome parks: additional lots: exemption from additional fees or charges)
- AB-2778 (Mobilehome Affordability Act: mobilehome parks: rent caps.)
- AB-2539 (Resident notification and Right of First Refusal)
- AB-2022 (Mobilehome Emergency Preparedness Act)
- AB-2373 (Mobilehomes: tenancies)
- AB-1052 (Elimination of the Annual MRLPP Fee)
- AB 635 (Strengthens the Mobilehome Residency Law Protection Program (MRLPP))
- AB-456 (Mobilehome parks: sales or transfers: prospective purchasers of mobilehomes)
- AB-391 (Mobilehome parks: notices to homeowners and residents)
- SB-749 (Mobilehome parks: closure, cessation, or change of use)
- Santa Cruz County Code Chapter 13.30 (mobile home park (MHP) conversions) amendments
- Santa Cruz County Code Chapter 13.31 (mobile home park (MHP) closures) amendments

**During the reporting period, the Commission monitored the following utilities, services, programs, and issues impacting the mobile and manufactured home community:**

- County disaster response in the wake of the December 2023 Storms including a proclamation allowing potential recovery funding from State and Federal disaster assistance.
- Flood damage, disaster recovery efforts, and appropriate recovery expense pass-throughs in mobile home parks

- Board approval of County funding for two affordable housing developments on key mid-county sites including one in Capitola and another at the corner of Thurber Lane and Soquel Drive.
- County efforts to contract with a financial analyst to review Special Rent Adjustment (SRA) petitions.
- County efforts to contract with new legal service providers to represent residents in GRA and SRA Petition hearings and rent control disputes under the provisions of SCCC Chapter 13.32.
- CSA 9E special ballot distribution to property owners in Soquel, Twin Lakes, Live Oak, and surrounding neighborhoods to provide funding for streetscape maintenance, including trimming street-trees, mowing medians, and repairing sidewalks in County Service Area No. 9E via an increase in their property taxes
- Master Plan for Aging – Age Well Santa Cruz County efforts including the launching of a local survey to collect community feedback on aging in Santa Cruz County.
- Concerns and information related to the RTC rail corridor encroachment issues impacting residents in Blue and Gold MHP and Castle MHP in Live Oak including timelines, responsibilities, potential litigation, environmental impact reports, available funding, etc.
- Parking ordinances in the City of Santa Cruz impacting residents at the De Anza MHP
- Harmony Communities (large investor-owner company that owns MHPs throughout the state) activities statewide relative to local rent control ordinances.
- Status of the Mobilehome Residency Law Protection Program (MRLPP) including recommendations from a recent State audit of the program.
- Western Manufactured Housing Communities (WMA) educational programs for park owners and managers
- Central Coast Resident-Owned Park Association activities
- County CORE funding allocations to safety net services serving seniors, many of whom reside in MHPs.
- Ongoing issues at Soquel Gardens MHP including operating without a permit-to-operate, the sale of the park to Harmony communities, implementation of strict lot maintenance rules and 7-day eviction notices for untimely compliance, double-billing sanitation fees, many tenants moving out, leaving residents in only 9 of the 20 spaces at the time of this report, ongoing administrative hearings to address issues with the general rent adjustment notices, and finally the park's application to the County for park closure.
- MHP-specific issues including those related to, storm erosion at Old Mill MHP, disclosure of private inspection findings prepared for the purpose of real estate negotiations, mobile and manufactured home sales trends, substantial rent increases, waste management, free vs. paid parking requirements, long-term lease rent control, the impact of the Corporate Transparency Act on resident-owned parks, park owners removing units for sale from affordable housing stock by purchasing them after refusing to approve other potential buyers, Civil Code Section 798.34, addressing the right to have a live-in caregiver and related park rules, access issues at Alimur MHP related to easements, and difficulty obtaining homeowners' insurance for mobile homes in particular zones

- New Capitola Rent Control Ordinance
- Capitola City's consideration and subsequent rejection of a proposal to annex portions of Live Oak and Pleasure Point
- HCD's grant funding proposal for disaster relief funding for housing residents including income-related qualifying criteria
- HCD's Mobilehome Park Maintenance (MPM) Inspection Task Force information and resources
- California Public Utilities Commission (CPUC) Upgrade Program delays
- California Public Utilities Commission (CPUC) Master Meter conversion program
- The \$100M MORE Program (formerly known MPROP) administered by the HCD, providing funds (grants or loans) to help rehabilitate existing mobile homes for qualifying owners
- Frank J. Evans Charitable Foundation college scholarships awarded to students who live in mobile home parks statewide
- Golden State Manufactured-Home Owners League (GSMOL) membership
- HCD Mobilehome Residency Law Protection (MRLP) Program status, audit, and reports including program participation data

**During the reporting period, the Commission established the following subcommittees:**

**Ad Hoc RTC Scheduling Subcommittee:** Commissioners Brocklebank and Halterman.  
As of December 31, 2025 the subcommittee had completed its task and been dissolved.

**During the reporting period, the Commission heard reports and public comment about the following community partner activities/issues:**

- Luis Mendez (*RTC Deputy Director*), and Grace Blakeslee (*RTC Senior Planner*) provided an update on the RTC rail encroachment issue in 2024.
- Bella Kressman (*RTC Real Property Specialist*) and Sarah Christensen (*RTC Executive Director*) provided an update on the RTC rail encroachment issue in 2025
- Stephanie Hansen (*County Planning Assistant Director*) reported on amended County parking standards for new manufactured home installations.
- Commissioners Cleveland, Lerno, and Personeni reported on *GSMOL* activities and events.
- Commissioner Solyman reported on *WMA* activities.
- Commissioner Cleveland reported on *Central Coast Resident-Owned Parks* activities/events.
- Commissioner Valdez reported on Watsonville City activities.
- Supervisor Koenig and his staff reported on Board activities related to mobile and manufactured homes as well as relevant events in District 1.

**During the reporting period, the Commission participated in the following special projects:**

- In 2024, the Commission awarded the *Jan Beautz Award* to Clay Butler posthumously for his outstanding service and significant contributions to the mobile and manufactured home community in Santa Cruz County.

- In 2025, the Commission awarded the final *Jan Beautz Award* to former long-time MMHC Commissioner Henry Cleveland for his outstanding service and significant contributions to the mobile and manufactured home community in Santa Cruz County. The award was scheduled to be presented in-person at the first meeting of 2026.

## 7. FUTURE GOALS AND RECOMMENDATIONS

### **In 2026-2027, the Mobile and Manufactured Home Commission will endeavor to:**

- Monitor issues impacting the Santa Cruz County mobile and manufactured home community and make recommendations to the Board of Supervisors as needed.
- Monitor State and local legislation that impacts the mobile and manufactured home community and make recommendations to the Board of Supervisors as needed.
- Monitor and advocate for affordable housing stock in mobile and manufactured home parks.
- Promote public attendance and participation at Mobile and Manufactured Home Commission meetings.
- Promote awareness of the Commission in the mobile and manufactured home community through community outreach, provision of resources, and holding meetings in mobile home parks throughout the County as appropriate.

### **In 2026-2027, the Mobile and Manufactured Home Commission recommends that the Board of Supervisors take the following actions:**

- Continue to provide local policy leadership to foster and sustain affordable housing stock in Santa Cruz County mobile and manufactured home parks.
- Continue to support legislation upholding rent control in Santa Cruz County mobile and manufactured home parks.
- If necessary, pursue litigation to defend local ordinances that protect affordable housing stock in Santa Cruz County mobile and manufactured home parks.

Approved by the *Mobile and Manufactured Home Commission* at the January 21, 2026 regular meeting.

Respectfully submitted on behalf of the *Santa Cruz County Mobile and Manufactured Home*

Commission,  
DocuSigned by:

*Charlene Solyman*

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Charlene Solyman, *Commission Chair*

Signed by:

*Jean Brocklebank*

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Jean Brocklebank, *Commission Vice Chair*

January 21, 2026

Date

January 21, 2026

Date

MOBILE AND MANUFACTURED HOME COMMISSION							
2024 ATTENDANCE REPORT							
District/Supervisor	Commissioner	Jan 2024	Mar 2024	May 2024	July 2024	Sept 2024	Nov 2024
1 <sup>st</sup> District Supervisor Manu Koenig	Jean Brocklebank Chair	P	P	P	P	P	P
2 <sup>nd</sup> District Supervisor Zach Friend	Henry Cleveland	P	P	P	P	P	P
3 <sup>rd</sup> District Supervisor Justin Cummings	Candi Walker	P	P	P	P	P	E
4 <sup>th</sup> District Supervisor Felipe Hernandez	Richard Valdez	P	P	P	P	P	E
5 <sup>th</sup> District Supervisor Bruce McPherson	Rick Halterman	P	P	P	P	P	P
Golden State Manufactured Homeowners League	Carol A. Lerno	A	P	A	A	P	A
Western Manufactured Housing Communities Association	Charlene Solyman Vice Chair	P	E	P	P	P	P
Attendance: P=Present A=Absent E=Excused (-) = Not Seated							
2025 ATTENDANCE REPORT							
District/Supervisor	Commissioner	Jan 2025	Mar 2025	May 2025	July 2025	Sept 2025	Nov 2025
1 <sup>st</sup> District Supervisor Manu Koenig	Jean Brocklebank Vice Chair	P	P	P	P	P	P
2 <sup>nd</sup> District Supervisor Kim DeSerpa	Henry Cleveland	P	P	-	-	-	-
	Jeanette Lloyd-Jones	-	-	P	P	P	P
3 <sup>rd</sup> District Supervisor Justin Cummings	Candi Walker	P	P	P	P	P	P
4 <sup>th</sup> District Supervisor Felipe Hernandez	Richard Valdez	P	P	E	P	P	E
5 <sup>th</sup> District Supervisor Monica Martinez	Rick Halterman	P	P	-	-	-	-
	Seat Vacant	-	-	-	-	-	-
Golden State Manufactured Homeowners League	Carol A. Lerno	P	P	-	-	-	-
	Richi Personeni	-	-	P	P	P	P
Western Manufactured Housing Communities Association	Charlene Solyman Chair	E	P	P	P	P	P

Submitted:



Kaite McGrew  
Commissions Manager

12/31/2025

Date