

**Q Why are older mobile homes located in an existing park more expensive to buy than a new manufactured home from the factory?**



**A** Older mobile homes sell for more than the Blue Book value of the home because it is being sold "in place" and the new buyer is paying for the value of the location of the home as well as the value of the land and services that come with the purchase of a mobile home located in a community.

**Q Is it a good idea to have a mobile home/manufactured home inspected prior to purchasing the home?**

**A** Whether purchasing a site built home, a condominium or manufactured home, it is wise to have the home inspected by a qualified inspector. In California there are licensed manufactured housing contractors that hold a C-47 license and are qualified to inspect a manufactured home.

**Q Are mobile home parks/manufactured housing communities low-income housing?**

**A** No. They are generally more affordable than some other forms of housing, but it depends on the location. Affordable housing developments have income limit requirements that mandate residents meet low-income requirements to move in. That is not the case in a mobile home park. Homeowners of all income levels enjoy the manufactured housing community lifestyle.

**Q Why is rent often increased when mobile home parks that have been in a long term ownership sell to a new owner?**

**A** California's Proposition 13 mandates that property taxes increase upon resale. This results in increasing the cost of operating a mobile home park and this cost may be passed on to the owners of mobile homes living in the community.

**Q Is there a limit to the number of people who can occupy a mobile home?**

**A** The typical rule of thumb for apartment occupancy and mobile home occupancy is two persons per bedroom plus one. A three-bedroom home could have a maximum occupancy of seven, as an example.



For more information,  
visit <https://mhet.com/>  
or scan the QR Code above!

## Thinking about Mobile Home Park/ Manufactured Housing Community Living as A Lifestyle Choice?



## Frequently Asked Questions and Answers

Presented by the Manufactured Housing Educational Trust



Other questions? ASK MHEt!  
Manufactured Home Educational Trust

(949) 380-3303 — [info@mhet.com](mailto:info@mhet.com)



**Q Should I consider mobile home park/manufactured home community living?**

**A** We hope so! It is a different a wonderful lifestyle choice that is important to understand before purchasing a home. People of all ages and income levels live in manufactured housing communities. Note that some communities are age restricted for seniors.



**Q What are the primary reasons people move into mobile home parks?**

**A** In a recent poll of manufactured housing community residents, the top two reasons are location and affordability.

**Q How is mobile home park/manufactured home community living different than other forms of rental housing - like apartments?**

**A** Mobile home owners who live in manufactured housing communities enjoy single or multi-story, private detached homes located on a rented lot/space. Parking is typically located adjacent to the home and there are amenities like a clubhouse and pool in most parks. The owner of the mobile home/manufactured home is responsible for all maintenance of the home and the site the home is sitting on.

**Q How is it the same as other forms of rental housing?**

**A** The owner of the mobile home rents the land the home sits on. There is a monthly rental fee paid for the land, services and facilities provided as a resident of the park. Like apartment rentals, renting a space in a mobile home park will increase typically on an annual basis. Also like apartments, there are rules and regulations that all residents must comply with. Be sure to read and understand them before you purchase a home in the park.

**Q How does buying a manufactured home and living in a mobile home park compare with owning a home on private property?**

**A** Owning a home on private property means you own the home and the land. There is one mortgage payment for the home and the land. In a mobile home park you may have two payments – a mortgage if you take out a loan to purchase the mobile home and the monthly space rental payment. In both cases, whether you live in a mobile home park and rent the land, or if you own the home and land, you are responsible for maintaining the home and the lot the home sits on.

**Q What determines the sales price of a mobile home?**

**A** Just like other homes, location is the primary factor. The same home located near the ocean will sell for more than the one located inland and the rent will typically be higher. The age and condition of the home is also a factor.

**Q What is the difference between a pre-HUD mobile home/trailer, and a manufactured home?**

**A** Mobile homes, trailers, and manufactured homes are all built in a factory. Homes built after 1976 are built to a higher Federal Housing and Urban Development (HUD) standard. Older homes, or pre-HUD (Housing and Urban Development) homes, will typically need significantly more maintenance and will not have the same insulation, windows, etc. as a HUD built home. New manufactured homes not only look much better, but are a higher quality than older mobile homes.

**Q Do prospective park residents need to be approved by the park owner/management before purchasing a mobile home in the park and before moving into the park? What are the conditions of approval?**

**A** Yes. All prospective mobile home park residents have to provide proof of income and ability to afford living in the community – just like purchasing a site-built home or renting other properties.

**Q How are rental amounts and increases determined in mobile home parks?**

**A** Rent rates in mobile home parks are determined the same as other rental housing – by comparable market rents for the area. As the costs to maintain and operated the community increase, so do rents.

**Q What type of rental agreements are available in mobile home parks/manufactured housing communities?**

**A** Month to month, 12 month, or longer rental agreements are generally available.

**Q What do mobile home owners like best about mobile home park living?**

**A** The location, the affordability, the overall sense of community, and private homes with small yards/patios and adjacent parking.





# California Mobile Home News

Information of Interest About Mobile Home Park Living

AUGUST 2024

[www.californiamobilehome.news](http://www.californiamobilehome.news)

VOL. 12 NO. 8

## Senior Citizen Day and Resources for Seniors

Senior citizens have lived long and full lives. As our respected community elders, grandparents, and parents, Senior Citizen Day serves to acknowledge and celebrate those who have come before us and set the foundation for what we have today. This August 21st, be sure to show the seniors in your life how much you appreciate them!

It is important to take care of our elders. That is why the California Department of Aging (CDA) administers a plethora of programs serving seniors citizens. Some of these services include providing

healthy meals, supportive assistance for older individuals, promoting healthy aging and community involvement, and support for family caregivers.

For resources for the seniors in your life, be sure to check the link corresponding to your county:

Orange:  
[www.officeonaging.ocgov.com/](http://www.officeonaging.ocgov.com/)

Riverside:  
[www.rcaging.org/](http://www.rcaging.org/)

San Bernardino:  
[www.hss.sbcounty.gov/daas/](http://www.hss.sbcounty.gov/daas/)

Source: California Department of Aging



## Contractors Special License May Be Required When Working on Manufactured Homes

It is important to make sure contractors working on your home have the proper license to work on mobile homes and manufactured homes. The California Department of Housing and Community Development (HCD) provides information on the types of permits required for repairs, alterations, or conversions of manufactured homes. The California State License Board's July 7, 2024 Industry Bulletin #24-03 provides specific information on the following types of licenses.



There is an exemption from the special licensing for a legitimate owner-builder performing the work. HCD requires both contractors and owner/builders to file a form 415 when taking out permits to do work on a variety of things including:

- A C47 Contractor License is required for preparing a home to be moved and/or installing a manufactured home.
- For repairs, a permit from the Department of Housing and Community Development (HCD) a "C" Specialty or "B" General Building Contractor license is required depending on the work to be performed.
- Installation or replacement of air conditioning, heater or water heater.
- Roof replacement or repairs.
- Modifying or moving of walls.
- Adding awning, porch, garage.

For a comprehensive list of permit requirements and for more detailed information, visit HCD's website: [www.hcd.ca.gov/building-standards-hcd](http://www.hcd.ca.gov/building-standards-hcd). Or call HCD at (800) 952-8356, or email [CodesInquiries@hcd.ca.gov](mailto:CodesInquiries@hcd.ca.gov)

### Resources & Information

#### Section 8 Rent Assistance

Section 8, also known as Housing Choice Voucher program, is a program that provides rental assistance to qualified renters. You can apply for Section 8 vouchers at any Public Housing Authority office in any county or city of residence.



MHET members support rent subsidies for qualified low-income mobile home owners in non-rent controlled jurisdictions. For more information call (949) 380-3311.

#### Mobilehome Assistance Center

California Department of Housing and Community Development (HCD)  
Call TOLL FREE: (800) 952-8356 or visit [www.hcd.ca.gov](http://www.hcd.ca.gov)

#### Southern California Mobilehome Hotline

Call TOLL FREE: (855) 438-6438  
For questions specifically related to Southern California mobile home parks located in Orange, Riverside, and San Bernardino Counties, you may call the Southern California Mobilehome Hotline.





# California Mobile Home News

Information of Interest About Mobile Home Park Living

AUGUST 2024

www.californiamobilehome.news

VOL. 12 NO. 8

## Monthly Money Saving Tips

**No Partial Loads.** Avoid wasting energy, water, and detergent with a half-full dishwasher or washing machine. Fill the machine before running to get your money's worth. Also consider air drying clothing – it's free and will help your clothes last longer.

**Make Use of Public Amenities.** Libraries, parks, schools, and community centers can offer lots of options for free

or inexpensive entertainment, educational opportunities, and events. You can make use of these resources with something as simple as a pleasant walk or more advanced, like learning a new skill. They could also serve the added purpose of connecting you to others with similar interests.

**Buddy Up on Purchases.** It may be impractical for you to purchase bulk items alone, whether due to space or your normal frequency of use, but bulk purchases often work out to a lower cost

per item. Consider teaming up with friends or neighbors to make bulk purchases and divide the spoils. ■



## How to Prepare for Back-to-School Season

**Re-establish Good Bedtime Habits.** Kids tend to stay up later in the summertime since there is no school to wake up for. Obviously that changes when the school year starts again, so it is important to start winding down earlier in the evening during the weeks before school starts.

Get into a routine. Structure and routine can help children thrive. That is why it is important for children to have a consistent set of steps every day. Some of these steps can include eating at about the same time every day, a digital "curfew" where electronics and screen time turn off at a certain time in the evening, a set time and order to wash up for bed, and free time for reading.



Talk about safety and special awareness. For younger children or children starting a new school especially, it's important for students to know the route get to and from school. This can include knowing the streets to take or even landmarks such as stores and parks. Children should also know their home address and the phone number(s) of parents, guardians, or other trusted adults. ■

Source: The Personal

## Mobile Home Residency Law Frequently Asked Questions

**Q: Is the mobilehome owner or the park owner responsible for correcting pre-existing code violations on the space?**

**A:** The mobilehome owner is responsible. (Civil Code 798.36) Although the park operator is ultimately responsible for assuring that all citations on park property are corrected, the law does not require the park operator to pay for code violations involving the home or space except in rare instances. The homeowner is primarily responsible for correcting any violations concerning the home or space on which he/she resides, including any pre-existing code

violations after the sale of the home. This is one of the reasons that real estate disclosure was enacted in 2000 for mobilehome resales, although conditions not known to the seller cannot be disclosed. (Civil Code §1102.6d)

**Recap:**

- **The homeowner is responsible for correcting any code violations in or on their home, space and accessory structures, including pre-existing code violations** ■

Source: California Department of Housing and Community Development (HCD)

## Want To Learn How To Save On Energy?

Have your air conditioner optimized for increased efficacy.

1. Book an appointment by calling **1-800-818-4298**
2. Receive No Cost Services
3. Enjoy the Energy Savings

For more information, visit [synergycompanies.com](http://synergycompanies.com)

## Introduction

California Mobile Home News provides a forum for sharing information of interest to people who live and work in mobile home park communities in California and anyone else who is interested in knowing more about mobile home living. The California Mobile Home News is sponsored by the Manufactured Housing Educational Trust, a non-profit association that has worked to promote and preserve the mobile home park lifestyle since its incorporation in 1982. Please feel free to copy and distribute this newsletter as it is printed with all attributions and information as originally printed. You are invited to visit our site: [www.californiamobilehome.news](http://www.californiamobilehome.news) and participate in the exchange of information on mobile home parks!



# California Mobile Home News

## Information of Interest About Mobile Home Park Living

JUNE 2024

[www.californiamobilehome.news](http://www.californiamobilehome.news)

VOL. 12 NO. 6

## June Dates to Remember

Here are some notable dates to mark on your calendar this month!

- **June 6: D-Day 80th Anniversary**

On June 6, 1944, United States soldiers and our allied forces landed in Normandy, France in the world's largest seaborne invasion. This operation began the liberation of France as well as the rest of Western Europe, and kickstarted the Allied victory of the war.



- **June 14: Flag Day**

A day to honor the flag of the United States of America. It celebrates the first adaptation of the US flag all the way back in 1777.



- **June 16: Father's Day**

Celebrating all fathers and grand-fathers! Happy Father's Day!



- **June 19: Juneteenth**

Juneteenth National Independence Day serves to commemorate the ending of slavery. President Lincoln's Emancipation Proclamation was enforced, and marked the end of the Civil War.



- **June 20: Summer Solstice**

Sometimes referred to as the Longest Day when we, in the Northern Hemisphere, receive the most sunlight hours in one day. In addition to being significant to many cultures, the summer solstice marks the beginning of the summer season. ■



Source: [www.today.com](http://www.today.com)

## Trash – There is a whole lot more to it than you think!

While we have all taken trash pick-up for granted, the State of California has changed all of that. Legislation was passed that has gone into effect and has made significant changes in how we dispose of our trash. Now there are mandatory recycling changes that went into effect January 1, 2022 with enforcement beginning on January 1 2024. Senate Bill 1383 deals with reducing organic waste in landfills to reduce the generation of methane emissions from the State's landfills. Organic waste includes paper, cardboard, food scraps, food-soiled paper, yard materials, and other products from plants and animals. If you have not noticed already, you will begin seeing changes to trash collection in your community. Individual trash cans or



bins for specific types of "trash" with signs or color coded. Additionally, information will be provided by the trash hauler providing services to your community. Each jurisdiction may implement this program slightly differently, so it is important to become familiar with how these new regulations are being implemented in your community. CalRecycle is a good resource: visit [www.calrecycle.ca.gov](http://www.calrecycle.ca.gov) ■

### Introduction

California Mobile Home News provides a forum for sharing information of interest to people who live and work in mobile home park communities in California and anyone else who is interested in knowing more about mobile home living. The California Mobile Home News is sponsored by the Manufactured Housing Educational Trust, a non-profit association that has worked to promote and preserve the mobile home park lifestyle since its incorporation in 1982. Please feel free to copy and distribute this newsletter as it is printed with all attributions and information as originally printed. You are invited to visit our site [www.californiamobilehome.news](http://www.californiamobilehome.news) and participate in the exchange of information on mobile home parks!



# California Mobile Home News

## Information of Interest About Mobile Home Park Living

JUNE 2024

www.californiamobilehome.news

VOL. 12 NO. 6

## Summer Pool Safety

With school out of session across California, this marks the start of summer! As we transition into warmer weather, everyone will be hoping to take a dip in the pool. In order to keep swimming safe for all, here are a few guidelines to follow while at the pool.

**Supervise Children.** Children should always be accompanied by a trusted adult when they are in or around water. This trusted adult, the Water Watcher, should make it their primary responsibility to actively watch their children without distractions (i.e. no reading, texting, visiting, etc.).

**Learn to Swim.** In addition to being a fun activity, the ability to swim is a life skill. It's always a good idea to enroll children in swimming lessons as soon as possible. There are many affordable options for this as well; your local YMCA, USA Swimming chapter, and Parks and Recreation Department typically offer free or reduced-cost lessons!

### Teach Children to Avoid Drains.

Pool drains' job is to suck water into it and lead it through filtration. This powerful suction however, can be dangerous, sucking up hair, jewelry, or even parts of your swimwear. Because of this, it is important to teach children not to play by these areas. It is also good to check where the emergency shutoff for the drains is before getting into the water.

**Become CPR certified.** Those in the immediate vicinity will often be the first to respond in a dire situation. Knowing CPR can help save the life of a drowning victim and can make a huge difference. CPR training is available at many hospitals, community centers, and the American Red Cross. Also note that certifications expire, so it is important to keep them current and up-to-date. ■

Source: [www.poolsafely.gov](http://www.poolsafely.gov)

## Mobile Home Residency Law Frequently Asked Questions

**Q: Can the park owner require a deposit or fee for use of the clubhouse by the homeowner's association?**

**A:** No, however there are certain exceptions. The MRL provides that a park rental agreement or rule or regulation shall not deny a homeowner or resident the right to hold meetings for a lawful purpose in the clubhouse at reasonable times and in a reasonable manner, when the facility is not otherwise in use. (Civil Code §798.51(a)(1))

Homeowners or residents may not be charged a cleaning deposit or require liability insurance in order to use the clubhouse for meetings relating to mobilehome living or for social or educational purposes and to which all homeowners are

allowed to attend. (Civil Code §798.51(b)) However, the park may require a liability insurance binder when alcoholic beverages are served. (Civil Code §798.51(c)) If a homeowner reserves the clubhouse for a private function to which all park residents are not invited, the park could charge a fee or deposit.

### Recap:

- **No fee may be charged for homeowner functions.**
- **A liability insurance fee may be charged if alcohol is served.**
- **A fee may be charged for private parties.** ■

Source:  
California Department of Housing & Community Development (HCD)



## Want To Learn How To Save On Energy?

Have your air conditioner optimized for increased efficacy.

1. Book an appointment by calling **1-800-818-4298**
2. Receive No Cost Services
3. Enjoy the Energy Savings

For more information, visit [synergycompanies.com](http://synergycompanies.com)

## Resources & Information

### Section 8 Rent Assistance

Section 8, also known as Housing Choice Voucher program, is a program that provides rental assistance to qualified renters. You can apply for Section 8 vouchers at any Public Housing Authority office in any county or city of residence.



MHET members support rent subsidies for qualified low-income mobile home owners in non-rent controlled jurisdictions. For more information call **(949) 380-3311**.

**Mobilehome Park Resource**  
California Department of Housing and Community Development (HCD)

Call TOLL FREE: (800) 952-8356 or visit [www.hcd.ca.gov](http://www.hcd.ca.gov)



[www.mhet.com](http://www.mhet.com)  
[info@mhet.com](mailto:info@mhet.com)



# California Mobile Home News

## Information of Interest About Mobile Home Park Living

JULY 2024

www.californiamobilehome.news

VOL. 12 NO. 7

### FOURTH OF JULY FIREWORK SAFETY



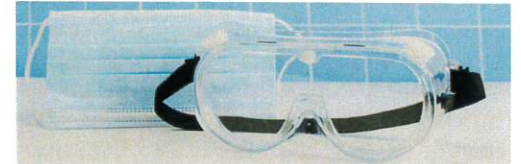
The Fourth of the July is a classic American holiday often filled with barbecues, swimming, and most notably, fireworks. Meant to celebrate the anniversary of America's independence, fireworks are a beautiful sight to behold boasting bright colors and captivating bursts. Because of how prevalent the use of pyrotechnics is during this holiday, here are some tips to make sure fireworks are being used safely, but, first be sure fireworks are allowed in the city/county where you live! Many jurisdictions have community fireworks that are absolutely spectacular.

**Use fireworks responsibly.** Lighting fireworks should be done by an adult a safe distance from any vehicles, structures, people, animals, trees, or other flammable materials.



**Keep a water supply nearby.** Keeping a large bucket or tub of water outside with you while you are lighting fireworks is a good precaution in the event that sparks fly and catch fire on something in the vicinity. They are also a safe way for disposing of sparklers and firework remnants. Wet fireworks can't light!

**Wear eye protection.** Goggles or other protective eyewear not only safeguard you from debris or small projectiles, they also keep you safe from the ash and gas produced from the firework.



**Never attempt to relight a dud.** A dud could still be dangerous despite the fact that it did not go off. Duds should be disposed of safely such as dousing it with water before retrieving it.

Celebrating American Independence is always a fun day and can lead to lasting memories with your family and community. If these tips are used, everyone is sure to have a blast! ■

Source: American Red Cross

## Home Value Based on Location, Location, Location!

Housing costs have gone up dramatically over the last few years. Mobile homes and manufactured homes are also selling for more these days in the Southern California region. The key to the "value" of a home has always been linked to the adage, it depends on "Location, Location and Location!" The very same home located in a beach close community will sell for much more than one located inland. And manufactured homes located right on the beach are selling for millions! A recent publication of the magazine Homes and Land Orange County promotes the sale of a two-bedroom, two-bath 1,600 square foot home listed for \$2,090,000. The home is located in the Capistrano Shores Mobile Home Park in San Clemente. But, that is not the only home for sale in the Park. A check of Zillow current listings show three more listings ranging from \$3,195,000 to \$7,995,00. The fact that these homes are located right on the sand in a gated 90 space Park has a lot to do with the pricing. Two of the four homes for sale



combined two lots (two manufactured homes) to provide more living space. Additionally, the owners of the mobile homes were able to afford to purchase the Park when it was for sale a few years ago. They share ownership of the community and, according to the sales listings, currently pay a \$1,592 monthly home owners association fee. There are very limited numbers of ocean front mobile home communities, but there are many manufactured housing communities located in very desirable locations throughout the State that offer residents a wonderful lifestyle and quality of life. ■

Sources: - INHABIT Real Estate June '24  
- Zillow

### Resources & Information

#### Section 8 Rent Assistance

Section 8, also known as Housing Choice Voucher program, is a program that provides rental assistance to qualified renters. You can apply for Section 8 vouchers at any Public Housing Authority office in any county or city of residence.



MHET members support rent subsidies for qualified low-income mobile home owners in non-rent controlled jurisdictions. For more information call (949) 380-3311.

#### Mobilehome Assistance Center

California Department of Housing and Community Development (HCD)  
Call TOLL FREE: (800) 952-8356 or visit [www.hcd.ca.gov](http://www.hcd.ca.gov)

#### Southern California Mobilehome Hotline

Call TOLL FREE: (855) 438-6438  
For questions specifically related to Southern California mobile home parks located in Orange, Riverside, and San Bernardino Counties, you may call the Southern California Mobilehome Hotline.





# California Mobile Home News

## Information of Interest About Mobile Home Park Living

JULY 2024

www.californiamobilehome.news

VOL. 12 NO. 7

# Emergency Preparedness

According to a new national ranking of 3,200-plus U.S. counties, Southern California rates as the single most disaster-prone region in the country. Quakes, fires, floods, droughts, rising seas, deadly surf, heat waves, cold snaps, hurricanes (partially), and beetles that devour trees all hit the Southern California region more frequently, and often with more intensity, than do the tornadoes and hurricanes that plague other disaster-prone regions. It is time to make sure you are prepared for an emergency!

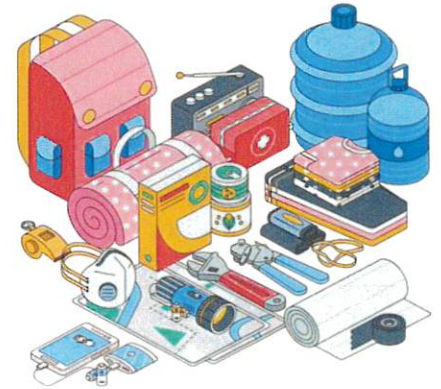
- Copies of personal documents (medication list and pertinent medical information, proof of address, deed/lease to home, passports, birth certificates, insurance policies)
- Current digital photos of loved ones, updated every six months, especially for children
- Cell phone chargers
- Family and emergency contact information
- Extra cash
- Emergency blanket
- Map(s) of the area

- Water: one gallon per person, per day (3-day supply for evacuation, 2-week supply for home)
- Food: non-perishable, easy-to-prepare items (3-day supply for evacuation, 2-week supply for home)
- Flashlight
- Battery-powered or hand-crank radio (NOAA Weather Radio, if possible)
- Extra batteries
- First aid kit
- Medications (7-day supply) and medical items
- Multi-purpose tool
- Sanitation and personal hygiene items

Additional supplies and pre-made kits can be purchased online at [www.usfirstaidandprep.com](http://www.usfirstaidandprep.com)

It is important to keep these essential supplies in something easy to carry such as a tote bag or backpack and to also have it some-where accessible in the event that you need to evacuate your home. Although we hope to never have to utilize an emergency kit, it is nonetheless crucial to be prepared. ■

Sources: - Yucaipa Fire Department  
- Patabook News  
- American Red Cross



## Want To Learn How To Save On Energy?

Have your air conditioner optimized for increased efficacy.

1. Book an appointment by calling **1-800-818-4298**
2. Receive No Cost Services
3. Enjoy the Energy Savings

For more information, visit [synergycompanies.com](http://synergycompanies.com)

## Mobile Home Residency Law Frequently Asked Questions

**Q: Can the park's income requirements on prospective buyers prevent a resident from selling their home?**

**A:** Yes. The sale of a mobilehome located in a mobilehome park is a three-party, not two-party transaction. The buyer and seller must not only agree to the terms of the sale of the home, but the buyer must be approved for residency in the park by the park owner/management. Management can withhold approval on the basis of: 1) the buyer's inability to pay the rent and charges of the park, and 2) the buyer's inability to comply with park rules and regulations as indicated by prior tenancies (see Civil Code §798.74). Although guidelines used

by other landlords or public agencies for rental housing may be more lenient, many park owners impose higher income requirements to assure buyers will be able to afford future rent increases without causing the park problems, such as evictions.

### Recap:

- **A prospective buyer must be approved for residency by the park manager/owners**
- **A prospective buyer can be rejected if they don't meet the income standards for the park.** ■

Source: California Department of Housing and Community Development (HCD)

## Introduction

California Mobile Home News provides a forum for sharing information of interest to people who live and work in mobile home park communities in California and anyone else who is interested in knowing more about mobile home living. The California Mobile Home News is sponsored by the Manufactured Housing Educational Trust, a non-profit association that has worked to promote and preserve the mobile home park lifestyle since its incorporation in 1982. Please feel free to copy and distribute this newsletter as it is printed with all attributions and information as originally printed. You are invited to visit our site: [www.californiamobilehome.news](http://www.californiamobilehome.news) and participate in the exchange of information on mobile home parks!





**Golden State Manufactured-home Owners League**  
*Helping homeowners protect their investment in their homes and their manufactured-home quality of life through legislation, education and organization!*

#### **WHO WE ARE**

We are a statewide non-profit organization supporting manufactured-home (MH) owners in the Capitol, in the Courts, in Communities, and in Chapters.

#### **WHAT WE DO**

- We work with state and local legislators to create laws that protect MH owners, and to block laws that would harm us.
- We educate MH owners about their rights, protections and responsibilities.
- We organize MH owners to work together in their parks, in their communities, and across the State.

#### **WHAT WE HAVE DONE FOR OUR MEMBERS LATELY**

- AB 2782 (Mark Stone, with co-authors Umberg, Limon, and Voepel) was signed into law by Governor Newsom in 2020. The Stone portion of the combined bill provides protections for MH residents when their park is sold or converted to another use. The successful inclusion of Senator Umberg's bill eliminated the state-imposed loophole that denies MH residents with long-term leases local rent stabilization protections.
- The MRLPP (MRL Protection Program) opened to receive MRL complaints on July 1, 2020. It was created as the result of the passage of AB 3066, sponsored by GSMOL in 2018. Over 600 complaints of violations of the MRL were filed in the initial five months. Those complaints were redirected to appropriate agencies at no cost to the MH park resident.
- Volunteer GSMOL leaders spearheaded efforts in San Jose which resulted in an 11-0 vote by the San Jose City Council to apply new mobilehome designation to all MH parks in the city.
- With time running out, multiple GSMOL leaders sprang into action to coordinate efforts between HCD, the Governor's office, Sacramento councilmember Martha Guerrero and CalWORKS to interrupt 53 eviction notices sent to residents of Westwinds MHP after a HCD inspection. The combined efforts were successful in rescinding many of the evictions.

#### **AND WE HAVE THESE BENEFITS FOR OUR MEMBERS ALL THE TIME!**

- Our magazine "The Californian", with articles on MH topics, legislative updates, and GSMOL news from around the State.
- Our website [www.gsmol.org](http://www.gsmol.org) featuring many resources for MH owners, and our Facebook page <https://www.facebook.com/GoldenStateGSMOL>.
- Our "Legislative E-Blast" Email Bulletins – members can subscribe at [www.gsmol.org](http://www.gsmol.org)





### **Golden State Manufactured-home Owners League**

*Ayudando a los propietarios a proteger su inversión en sus hogares y su calidad de vida de casa fabricada a través de la legislación, la educación y la organización!*

### **QUIÉNES SOMOS**

Somos una organización estatal sin fines de lucro que apoya a los propietarios de casas manufacturadas (MH) en el Capitolio, en los Tribunales, en las Comunidades y en los Capítulos.

### **LO QUE HACEMOS**

- Trabajamos con legisladores estatales y locales para crear leyes que protejan a los propietarios de MH, y para bloquear leyes que nos dañarían.
- Educamos a los propietarios de MH sobre sus derechos, protecciones y responsabilidades.
- Organizamos a los propietarios de MH para trabajar juntos en sus parques, en sus comunidades y en todo el Estado.

### **LO QUE HEMOS HECHO POR NUESTROS MIEMBROS ÚLTIMAMENTE**

- AB 2782 (Mark Stone, con los coautores Umberg, Limón y Voepel) fue firmado por el gobernador Newsom en el 2020. La mitad de la ley de Stone proporciona protecciones para los residentes de MH cuando su parque se vende o se convierte en otro uso. La introducción exitosa del proyecto de ley del senador Umberg eliminó el vacío legal impuesto por el estado que niega a los residentes de MH con contratos de arrendamiento a largo plazo protecciones locales de estabilización del alquiler.
- El MRLPP (MRL Protección Programa) se abrió para recibir quejas por RMN el 1 de julio de 2020. Fue creado como resultado del paso de AB 3066 por GSMOL en 2019. En los cinco meses iniciales se presentaron más de 600 denuncias por violaciones de la Ley Residencial de Casas Móviles (MRL). Esas denuncias fueron redirigidas a entidades como la salud y la seguridad, así como a los organismos jurídicos y penales o sin fines de lucro para que actuaran sin costo alguno para el residente de la casa móvil.
- Dick Heine, Vicepresidente de zona A-1 y gerente de la Región 1 - Martha O'Connell encabezó los esfuerzos en San José que resultaron en una votación de 11-0 por parte del Concejo Municipal de San José para aplicar nueva designación de casa móvil a todos los parques MH en la ciudad.
- Con el tiempo limitado, varios líderes de GSMOL entraron en acción para coordinar los esfuerzos entre HCD, la oficina del Gobernador, y la concejal de Sacramento Martha Guerrero junto con CalWORKs impidieron 53 avisos de desalojo enviados a los residentes de Westwinds MHP después de una inspección de HCD. Los esfuerzos combinados lograron revocar muchos de los desalojos.





# Mobilehome Assistance Center

## Do you have any of these questions or concerns?

- Are you concerned about possible health or safety issues in your mobilehome park like unsafe sewer, water, electrical, or gas conditions?
- Do you need assistance with the installation, inspection, maintenance, or alteration of manufactured homes, accessory structures, or park grounds?
- Do you suspect unlawful or unlicensed mobilehome sales practices by dealers or salespersons?
- Do you need information on the Mobilehome Residency Law and where to obtain assistance for lease or rent disputes with park management?
- Do you need assistance with your mobilehome ownership documents?
- Are you seeking compensation for a fraudulent mobilehome sale?
- Do you need information on local resources available to you?

**If you've answered "yes" to any of the above,  
or have similar questions, we can help!**

**Even if we can't help you directly,  
we can point you in the right direction.**

## Contact the Mobilehome Assistance Center:

Call us: 1.916.263.4742 (Sacramento area)  
1.800.952.5275 (Toll Free)  
1.800.735.2929 (TTD Number)

Email us: [MHassistance@hcd.ca.gov](mailto:MHassistance@hcd.ca.gov)

Find us online: [www.hcd.ca.gov](http://www.hcd.ca.gov)

Write to us at: The Office of the Mobilehome Ombudsman

**Mobilehome Assistance Center**

Department of Housing and Community Development  
PO Box 278690; Sacramento, CA 95827-8690