



STATE OF CALIFORNIA
BUSINESS, CONSUMER SERVICES
AND HOUSING AGENCY

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF CODES AND STANDARDS

**MOBILEHOME PARK MAINTENANCE INSPECTION
TASK FORCE
MEMBER'S BRIEFING PAPER**

January – December 2020

Gustavo Velasquez, Director

February 26, 2021

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Attachment I: Completed MPM Inspections

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This document captures information to be provided semiannually to the Task Force representatives as mandated by the California Health and Safety Code section 18400.3.

Acronyms used throughout this document:

CSA	Codes and Standards Administrator
CY	Calendar Year
Division	Division of Codes and Standards
DR	District Representative
FY	Fiscal Year
HCD	California Department of Housing and Community Development
LAD	Legal Affairs Division
LEA	Local Enforcement Agency
MAC	Mobilehome Assistance Center
MH	Mobilehome / Manufactured Home
MP	Mobilehome Park (previous acronym = MHP)
MPM	Mobilehome Park Maintenance
NOI	Notice of Intent to Suspend
NOV	Notice of Violation
PI	Periodic Inspection
PIC	Pre-inspection Conference
PIR	Periodic Inspection Reinspection
PTO	Permit to Operate
RV	Recreational Vehicle
SOP	Special Occupancy Park

I. WELCOME AND INTRODUCTIONS

Gustavo Velasquez—Director

Kyle Krause—Acting Deputy Director

Matt Weise—Field Operations Manager

Jamie Candelaria—Parks Programs Manager

II. EXECUTIVE SUMMARY

Every six months, a task force of representatives comprised of mobilehome owners, mobilehome park operators, local enforcement agencies, and the California Legislature is convened to provide input to HCD on the mobilehome park maintenance inspection program. ***Your valuable input helps HCD identify goals, priorities, and issues that need to be addressed to better protect mobilehome park residents.*** Thank you for your participation!

COVID-19 Pandemic Challenges

Like so many California businesses, HCD was no stranger to the operational challenges and nuances brought forth by the COVID-19 pandemic. HCD administration and field staff focused on the safety of employees and mobilehome park owners and residents. Department inspectors implemented all CDC recommended safety protocols and postponed a significant amount of MPM inspections, focusing on the most serious violations and safety threats. HCD staff were also deployed as contact tracers to help the state address the pandemic.

Wildfire Response

In 2020, California was struck with a devastating number of wildfires. As the health and safety of Californians is at the forefront of our mission, HCD completed work to assist with disaster response and recovery after the wildfires to ensure the health and safety of our park residents and owners. This included inspecting affected mobilehome parks and units and assisting residents and park owners with recovery and rebuilding efforts.

MPM Inspections

HCD Exceeds Inspection Goal in 2020

HCD is committed to protecting the health and safety of mobilehome park residents and owners and conducts MPM inspections to ensure compliance with health and safety laws. MPM inspections include the park's general areas, buildings, equipment, and utility systems, as well as lots and the exteriors of manufactured homes and mobilehomes.

- HCD's goal each year is to inspect at least 5 percent of mobilehome parks that fall under HCD enforcement responsibility, which is currently equivalent to 189 mobilehome parks.
- Even with the challenges presented by the COVID-19 pandemic and the devastating wildfires, HCD exceeded the 5 percent inspections goal, inspecting

5.7 percent of parks by the end of the calendar year. Between January 2020, and December 2020, 211 mobilehome parks containing some 17,938 mobilehome lots were inspected. That is an average of a little more than 85 lots per park.

Common Violations

HCD Working Closely with Parks and Residents to Correct Violations

MPM violations are separated into two categories: park violations and resident violations. **The most common park violations include:**

- Lots not identified
- Electrical circuitry not identified
- Live exposed electrical parts.

These violations were also in the top ten park violations in 2019.

The most common resident violations include:

- The accumulation of garbage or other combustible material
- Unsound stair handrails
- Faulty weather protection of the unit.

These violations were also the top three resident violations in 2019. Of the violations found between January 2020, and December 2020, HCD found:

- 15,998 resident violations. Of these, **68 percent (10,912) were corrected.**
- 5,801 park violations. Of these, **87 percent (5,070) were corrected.**

Active Park Workload

HCD Continues to Maintain Enforcement Responsibility for Vast Majority of Mobilehome Parks Across the State

Park Permit to Operate Suspensions

HCD Working to Bring Mobilehome Parks into Compliance

Currently there are 57 mobilehome parks and 3 special occupancy parks under suspension, compared to 37 MPs and 2 SOPs in CY 2019, and 40 MPs and 3 SOPs in CY 2018. The increase in suspended PTOs is due to concerted efforts to bring parks with lapsed PTOs into compliance.

MPM Inspections Carried Over from 2019

Partnering with Parks/Residents to Correct Violations

There were 59 park inspections started in 2019 which were continued into 2020, compared to 97 park inspections started in 2018 which were continued into 2019. Of the 59 continued into 2020, 21 inspections remain open to allow parks to correct violations.

Raising the Bar

Better Tracking of Activities Performed by HCD Inspection/Administrative Time

HCD recently implemented more robust labor tracking methods to accurately track all labor associated with MPM inspections to include park inspection and administrative time. HCD will use this data to more accurately measure the expenditures to operate this important program that ensures mobilehome residents at parks throughout the state are safe and healthy.

HCD has increased access to bilingual inspectors and translators to help more people understand potential health and safety issues.

HCD has revised the HCD564 utilized for citing violations during MPM inspections to include only the most significant health and safety violations.

In 2020, the California State Auditor indicated that HCD needs to incorporate more training for its staff. As a result, HCD is currently developing and implementing a robust MPM and complaint investigation training program for office and field operations staff. This training includes better defined violations, examples of violations, proper citation procedures, and more effective communication techniques with stakeholders ensuring statewide uniformity for citations issued.

III. PROGRAM ACTIVITY

Number of mobilehome parks and mobilehome lots inspected during January – December 2020: 211 mobilehome parks, 17,938 mobilehome lots.

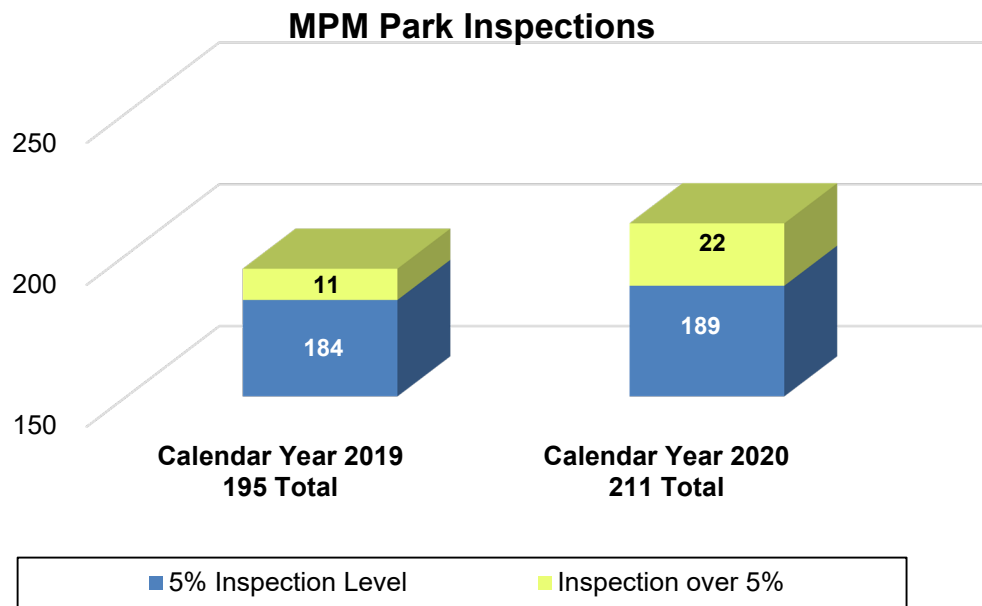


Figure 1 MPM Park Inspections

The California Department of Housing and Community Development (HCD) target is to meet or exceed the minimum five percent annual inspection rate. The current five percent inspection goal is equivalent to 189 mobilehome parks.

A. Violations

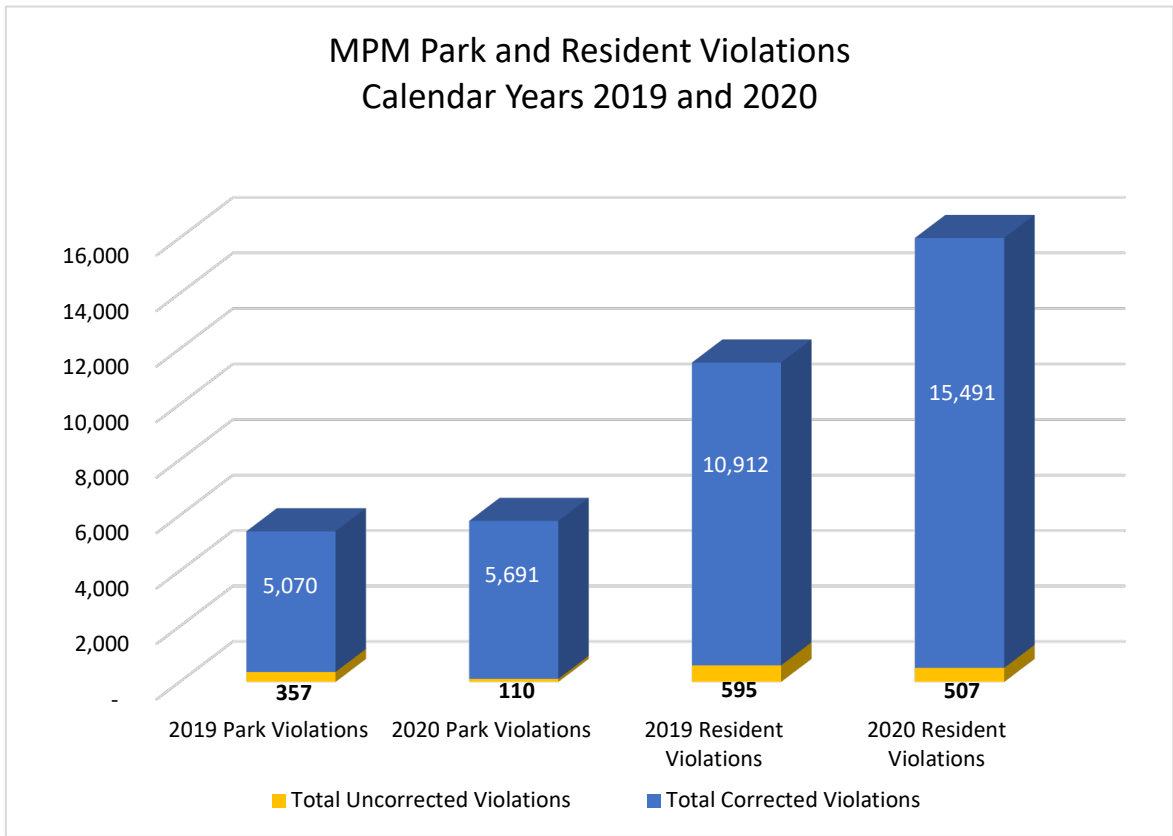


Figure 2 MPM Park and Resident Violations Calendar Years 2019 and 2020

In 2020, HCD saw an increase in uncorrected resident violations in comparison to other years. This is possibly due to conditions resulting from the COVID-19 pandemic. HCD is actively working with residents and park owners to resolve all violations as quickly as possible.

B. Top Park and Resident Violations

The following are the top ten violations against park operators and residents found during mobilehome park maintenance (MPM) inspections conducted between January 1, 2020 and December 31, 2020, and their previous ranking during 2019:

Top Park Violations		2020	2019
1	Lots Not Identified: The lots in the park are not identified. Provide numbers or designated street addresses for all lots in a conspicuous location for easy identification by emergency vehicles.	458	4
2	Exposed Live Parts: The lot/park electrical service equipment has exposed or easily accessible live electrical parts.	445	2
3	Identify Electrical Circuitry: The electrical distribution panels, overcurrent devices, fuses or switches which serve the space, fixture, device or other equipment controlled at the distribution panels are not clearly and permanently marked.	434	3
4	Miscellaneous Park General: There are violations within the park. Make the necessary repairs to eliminate the substandard condition(s).	396	5
5	Subject to Vehicle Damage: The lot electrical service equipment is subject to damage by vehicles. Protect the equipment by installing posts or other barriers approved by the enforcement agency.	390	12
6	Electrical Equipment Not Approved for Wet Location: The lot/park electrical service equipment is in disrepair or substandard condition and/or not weatherproof.	375	8
7	Gas Meter Not Supported: The gas meter is inadequately supported. Provide adequate support for the gas meter by means of post and bracket, or other approved means that will provide equivalent support.	285	1
8	Miscellaneous Park Plumbing There is a plumbing violation within the park. Make the necessary repairs to eliminate the substandard plumbing condition(s). A permit is required for this work.	279	7
9	Garbage, Rubbish, Combustibles: There is an accumulation of refuse, garbage, rubbish, lumber scraps, wastepaper, hay, grass, straw, weeds, litter, or other combustible waste on the roof, on the vacant lot, or in the open space. Collect and dispose of these materials.	247	6
10	Equipment Support: The lot service equipment support is inadequate and/or deteriorated. Repair or replace the supports.	229	9

Top Resident Violations		2020	2019
1	Garbage, Rubbish, Combustible Material: An accumulation of refuse, garbage, rubbish, weeds, or other combustible material on a lot.	2,225	1
2	Stairs Handrail Unsound: The stairway handrail is structurally unsound. Reconstruct the stairway handrail.	1,020	3
3	Faulty Weather Protection: A faulty weather protection condition exists which directly affects the unit.	995	2
4	Stairs No Handrail: The stairway to the mobilehome or accessory structure does not have a handrail. Every stairway with four or more steps or more than 30 inches above grade shall be equipped with handrails and intermediate rails. Install the required handrail and intermediate rails on the stairway.	658	9
5	Storage Cabinet Constructed Less than Three Feet Lot Line: A storage cabinet (shed) is constructed with combustible material and is within three feet of the lot line or six feet from combustible construction on the adjacent lot. Remove all combustible material from within six feet of the combustible construction on the adjacent lot.	605	12
6	Extension Cord for Permanent Wiring: An extension cord is being used to supply power to a source that requires a permanent wiring method.	578	6
7	Missing, Damaged, Unanchored Awning/Carport Supports: The awning or carport supports are missing, severely damaged or unanchored.	556	7
8	Stairs Unsound: The step(s) of the stairway is/are structurally unsound. Reconstruct or provide a new complying stairway.	540	9
9	Construction Without Permit: No permit was obtained for the installation and/or construction performed. No person shall erect, construct, reconstruct, install, replace, relocate or alter any building, structure or accessory building, any electrical, mechanical, or plumbing equipment, any fuel gas equipment installation, or any fire protection equipment within a mobilehome park or a mobilehome lot without first obtaining a written construction permit.	476	5
10	Appliances Outside: Appliance(s) is/are installed outside of the unit exposed to the weather. Relocate the appliance(s) out of the weather.	468	4

C. Active Park Workload

HCD JURISDICTION	Mobilehome	Special Occupancy	Total
Parks	3,646	587	4,233
Lots	296,568	44,638	341,206

HCD Parks with Expired PTOs	Mobilehome	Special Occupancy	Total
Parks	569	207	776
Lots	27,002	11,780	38,782

HCD Parks with Suspended PTOs	Mobilehome	Special Occupancy	Total
Parks	57	3	60
Lots	1,366	65	1,431

LOCAL JURISDICTION	Mobilehome	Special Occupancy	Total
Parks	826	127	953
Lots	91,244	18,575	109,819

- There are 5,186 parks in the state with ACTIVE permits to operate (PTOs); of which 4,472 are mobilehome parks (MPs). The remaining 714 are recreational vehicle (RV) parks.
- Of the 60 parks under HCD jurisdiction with suspended PTO's, Field Operations program has confirmed that 18 of these parks are no longer a park. HCD is working with the local land use authorities to legally remove these parks from the program roles.
- There are 451,025 ACTIVE lots in the state; of which 387,812 are mobilehome lots, the remaining 63,213 are RV lots. HCD has enforcement of 81.6 percent of the parks and 75.7 percent of the lots in the state.
- A PTO falls into expired status for failure to pay the annual renewal fees, or for failure to submit the necessary renewal documentation (i.e., fire hydrant certification, emergency evacuation plans, etc.). HCD is currently enforcing compliance, up to suspension of the PTO, for a mobilehome park in expired status.

- The overall average park lot count is 87 for mobilehome parks, and 89 for special occupancy parks.

PARK NAME	PARK CITY	PARK TYPE	MH LOTS	RV LOTS	TOTAL LOTS	OFFICE
ANDERSON MOBILE HOME PARK	ANDERSON	MH	20	0	20	NAO
ANTELOPE CANYON RANCH	TEHACHAPI	SOP	0	23	23	SAO
ANTELOPE HOMEWOOD MHP	RED BLUFF	MH	44	0	44	NAO
ARTESIA MOBILE HOME PARK	BELLFLOWER	MH	6	0	6	NAO
A/A MHP	SALYER	MH	5	0	5	NAO
BAILEYS TRAILER PARK	HAYFORK	MH	3	0	3	NAO
BAILEYWICK	QUAIL VALLEY	MH	6	0	6	SAO
BELSHAW	MOJAVE	MH	4	0	4	SAO
BIEBER MHP	BIEBER	MH	18	11	29	NAO
BURNEY FALLS MODULE ESTATES	BURNEY	MH	29	0	29	NAO
CACTUS CREEK	ACTON	MH	10	0	10	SAO
CARAVAN TRAILER LODGE	HAWTHORNE	MH	19	0	19	SAO
COLONIAL TRAILER LODGE	BARSTOW	MH	33	0	33	NAO
COSO MHP	OLANCHA	MH	13	0	13	SAO
DANS TRAILER CT	BAKERSFIELD	MH	8	1	9	SAO
DESERT HOT SPRINGS TP	DESERT HOT SPRINGS	MH	74	0	74	SAO
DILTS TP	RIDGECREST	MH	6	0	6	SAO
DOWNTOWN TP	QUINCY	MH	16	0	16	NAO
FOREST HILLS MHP	SCOTTS VALLEY	MH	29	0	29	NAO
FORESTHILL MHP	FORESTHILL	MH	15	0	15	NAO
FRANK'S MARINA	BETHEL ISLAND	MH	27	38	65	NAO
FRENCHMAN DAM TP	CHILCOOT	MH	4	16	20	NAO
HILLCREST HOME & HIDEAWAY	MONTGOMERY CREEK	MH	7	0	7	NAO
HILLTOP TP	WOOFORD HEIGHTS	MH	4	0	4	SAO
HOMERS TP	LONE PINE	MH	4	0	4	SAO
HUNTERS TP	GREENVILLE	MH	2	0	2	NAO
JIMMIE LANCE TP	TAFT	MH	2	0	2	SAO
LA VICTORIA ACRES	GLENN	MH	14	0	14	NAO
LITTLE OAK TP	BELL	MH	12	0	12	SAO
MAZE BLVD MHP	MODESTO	MH	10	0	10	NAO
MIDDLEBROOKS TRAILER PARK	CRESCENT MILLS	MH	2	0	2	NAO
MUSHOLTS MHP	BURNEY	MH	2	0	2	NAO
NO NAME	CANYON COUNTRY	MH	8	0	8	SAO
OAK GLEN RESORT	YUCAIPA	MH	203	0	203	SAO
ORO GRANDE TP/MOTOR INN	ORO GRANDE	MH	15	0	15	SAO
PINE FLAT LAKE MOTEL/TP	SANGER	MH	14	0	14	NAO
PINE FOREST	QUINCY	MH	2	0	2	NAO

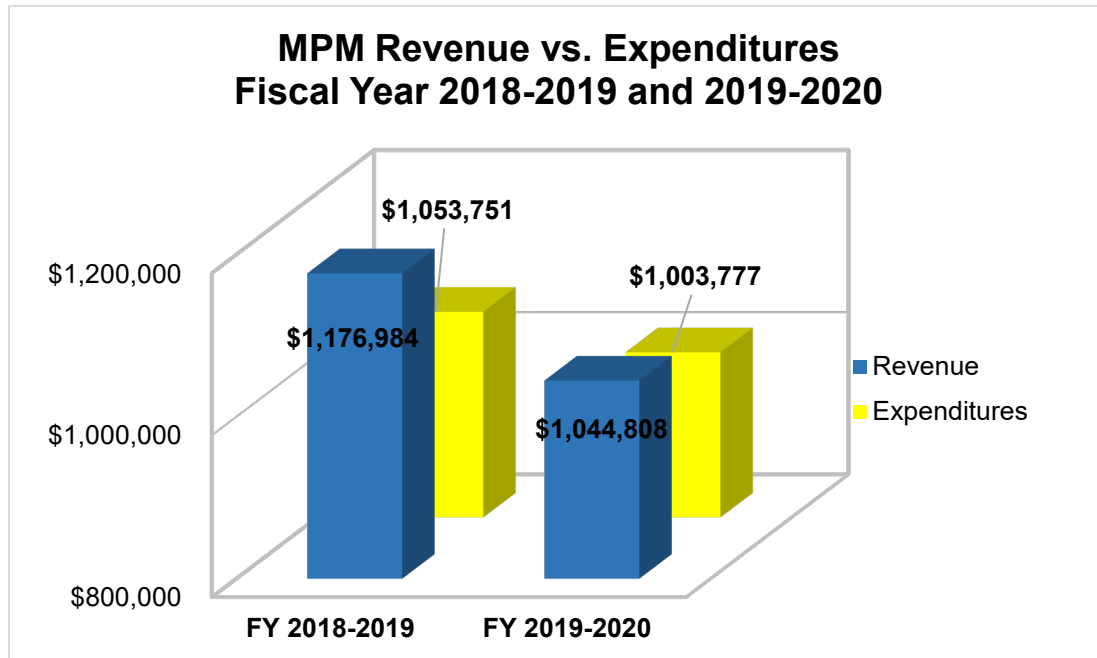
POPPY TRAIL	BEAUMONT	MH	20	0	20	SAO
RANCHO DELARA PARK	COACHELLA	MH	14	0	14	SAO
RAYS MHP	CUDAHY	MH	26	0	26	SAO
REDWOOD MHP	BOONVILLE	MH	7	0	7	NAO
RIVER ROAD RESORT	NEEDLES	SOP	0	27	27	SAO
RIVERWOODS MHP	GASQUET	MH	29	0	29	NAO
SAFARI MOBILE HOME PARK	GASQUET	MH	29	0	29	NAO
SCOTTYS TP	CHICO	MH	12	13	25	NAO
SERENITY ACRES MHP	SANTA CLARITA	MH	28	0	28	SAO
SHADY LANE MHP	BAKERSFIELD	MH	17	0	17	SAO
STAR MHP	KLAMATH	MH	19	0	19	NAO
STOCKTON CITY MOTEL\TP	STOCKTON	MH	25	0	25	NAO
STOCKTON PARK VILLAGE LLC	STOCKTON	MH	34	0	34	NAO
SUCCESS TP	PORTERVILLE	MH	9	0	9	SAO
SUNNYSLOPE TRAILER PARK	WILLITS	MH	15	2	17	NAO
SUNRISE MHP	HINKLEY	MH	21	0	21	SAO
SUNRISE VILLAGE MHP	MODESTO	MH	109	0	109	NAO
SUNSET TRAILER PARK	LAKE ISABELLA	MH	11	0	11	SAO
TALL PINE MOBILE HOME PARK	PORTOLA	MH	6	0	6	NAO
TERHEL FARMS TP 2	COLUSA	SOP	1	14	15	NAO
THE WATERS EDGE MH\RV PARK	WOFFORD HEIGHTS	MH	19	0	19	SAO
TRIANGLE TRAILER PARK	SAN JOSE	MH	24	0	24	NAO
WHITLEY MANOR MHP	CORCORAN	MH	78	0	78	SAO

D. MPM Inspections Continued into the Following Year

There were 59 park inspections started in 2019 and continued into 2020. Of those, 21 inspections remain open while parks work to correct violations.

Park ID	Park Name	Park Violations Remaining	Resident Violations Remaining	Status
56-0013-MP	CASITAS SPRING MOBILE HOME PARK	0	34	Assigned
56-0001-MP	COUNTRY SUNSHINE PARK	41	43	Assigned
33-0028-MP	DESERT HOT SPRINGS TRAILER PARK	72	46	Assigned
34-0019-MP	ELEVEN OAKS MHC	138	76	Assigned
15-0100-MP	GOLDEN WEST MHP	6	18	Assigned
19-0939-MP	HILLCREST MHP	9	13	Assigned
15-0178-MP	JESSE JAMES TRAILER PARK	0	2	Assigned
33-0406-MP	LAKE PERRIS VILLAGE MFD HOMES	0	31	Assigned
19-1361-MP	LANCASTER PARK	20	29	Assigned
28-0043-MP	LAS CASITAS MHP	0	2	Assigned
57-0057-MP	LEISUREVILLE MHP	1	3	Assigned
50-0092-MP	MAZE BLVD MHP	22	110	Assigned
33-12162-MP	NO STAR TRAILER PARK	0	10	Assigned
36-0444-MP	PARADISE TRAILER CT	40	110	Assigned
33-0540-MP	PARK PLACE MH COMMUNITY	1	17	Assigned
42-0055-MP	RIVERGROVE MHP	0	20	Assigned
15-0159-MP	ROCK HAVEN TP	11	8	Assigned
36-0640-MP	SIERRA SANDS MHP	2	7	Assigned
36-0563-MP	SIERRA VIEW MOBILE ESTATES	0	5	Assigned
56-0090-MP	SUNSHINE MANOR	20	232	Assigned
57-0020-MP	WAYSIDE TRAILER VILLAGE	3	55	Assigned
21 Parks	TOTALS	352	582	Total Remaining Violations: 934

IV. REVENUE AND EXPENDITURES



Fees Collected and expended:

HCD estimates additional expenditures for each MPM inspection in a range of \$5,000 to \$9,000 depending on the size of the park. This amounts to an additional cost over HCD's annual MPM revenue of between \$926,000 and \$1.5 million annually.

The administrative costs mentioned above account for activities related to MPMs such as:

- Telephone calls received from residents and park owners
- Data entry
- Preparation of mailings, notices, and violations
- Posting of notices within parks
- Corresponding with park owners, managers, and/or residents
- Management oversight

V. OPERATIONAL CHANGES AND UPDATES

A. Mobilehome Park Program News

1. HCD has filled both Codes and Standards Administrator (CSA) I positions in the Southern Area Office. Mike Killian and Dave Lewellen, both of whom previously worked in the Southern Area Office have filled these roles.
2. HCD is currently funded for 56 field inspector positions—District Representatives (DRs) I and II—and six field administrators (CSAs). HCD is continuing to recruit statewide to fill vacancies as they occur.
3. The Mobilehome Parks Program has developed draft emergency regulations to give HCD the authority to waive PTO late renewal penalty fees when a state of emergency is declared by the Governor. The draft emergency regulations are still under review.

B. Current Number of Local Enforcement Agencies

There are currently 69 active local enforcement agencies (LEAs) performing enforcement for the Mobilehome Parks Act within their respective jurisdictions. The actual number of enforcing cities and counties totals 63.

Of those enforcing, three counties perform the enforcement for seven cities within their respective counties. Those counties are San Mateo (one city), Napa (one city), and Imperial (five cities). There are also ten cities that have retained LEA enforcement authority, despite no longer having any MPs or SOPs.

C. Local Jurisdiction Returns

The City of El Monte has returned responsibility for enforcement of the Mobilehome Parks and Special Occupancy Parks Acts (Acts). In February 2020, the City of El Monte completed the process of relinquishing its authority. There are 40 MPs and 1,521 lots in the city. All documents related to parks in this jurisdiction have been received by HCD.

D. Local Jurisdiction Assumptions

There were no LEAs that assumed enforcement responsibility during 2020. HCD is not aware of any LEAs planning to request enforcement responsibility.

E. LEA Assistance

HCD is mandated to monitor the approved LEAs as necessary to ensure enforcement of the Acts. The Division has developed a process to effectively monitor all LEAs based on public complaints received and time since last evaluation. This information is used to determine which LEAs to further monitor onsite.

F. Training and Outreach

1. On January 22, 2020, HCD presented at the Agricultural Personnel Management Association Forum in Monterey, California for the Department of Labor on Employee Housing and the H2A Program.
2. On February 12, 2020, HCD conducted LEA training for the City of Rialto, the City of Rancho Cucamonga, and the City of Yucaipa, in Rialto, California.
3. On March 7, 2020, HCD presented at the Golden State Manufactured-Home Owners League in Sonoma, California.
4. On October 13 - 23, 2020, HCD presented at the Western Manufactured Housing Communities Association virtual convention. HCD provided an overview of MPM inspections, complaint inspections, the MRLPP, and registration and titling.
5. On October 26, 2020, HCD presented at the Huntington Beach Advisory Board virtual board meeting. HCD presented on the MRLPP.

G. California Wildfires

1. This year the Division of Codes and Standards collected data and completed post-disaster inspections and reports, as a result of state-wide California wildfires. The Division also collected and reported data to the California Office of Emergency Services (Cal OES) on the evacuations of mobilehome parks as a result of the California wildfires. Field Operations and Parks Programs are working with FEMA to designate temporary housing for those affected.

VI. LEGISLATIVE, STATUTORY, AND REGULATORY UPDATES

A. Statutory and Administrative Recommendations

Based on Health and Safety Code section 18400.3(a)(7), HCD will use the MPM task force meetings to take recommendations for statutory or administrative changes to the program.

B. 2020 Legislation

1. Assembly Bill 2690 (Low)

This bill would have repealed a provision of the Mobilehome Residency Law that prohibits local governments from regulating rent on mobilehome park spaces initially offered for rent after January 1, 1990. This change would allow local regulation of rent on mobilehome spaces to apply regardless of the date when a space was initially held out for rent. This bill failed in committee.

2. Assembly Bill 2782 (Stone) Chapter 35, Statutes of 2020

This bill allows local governments to apply local rent control ordinances to mobilehome leases that are longer than a year in length and are entered into on or after February 1, 2020. It repealed the statewide exemption on rent control applying to long-term leases effective January 1, 2025. In the event of park closure, the bill requires mobilehome park owners to include a replacement and relocation plan for displaced residents and pay displaced residents the in-place market value for their mobilehomes if they cannot relocate to another mobilehome park. The bill also requires the local legislative body to review the impact report and make findings that the closure of the park will not contribute to the shortage of housing affordable to lower-income households in the community before approving the closure. The bill requires park owners to give residents more notice when they intend to ask a local government for permission to close a mobilehome park. The bill updated the requirements that a developer is obligated to ensure that previous ownership took all necessary steps to mitigate the impact on displaced residents prior to selling the park.

3. Senate Bill 915 (Leyva)

This bill would create a moratorium on tenancy terminations, and prohibit rent increases on mobilehome residents impacted by the coronavirus (COVID-19) pandemic during a declared state of emergency related to COVID-19 and 120 days after the state or local emergency declaration ends, unless the eviction is necessary for public health and safety. The bill would require that mobilehome park management provide specific notices to residents informing them of their rights under the COVID-19 emergency declaration. The bill would allow the court or, through mutual agreement between the mobilehome resident and park management, to create a payment plan to repay rent or other charges for up to one year after notification is provided to the resident. The bill would create specific processes and timeframes for a resident to notify mobilehome park management that the resident has been impacted by COVID-19. This bill failed to meet the concurrence vote deadline.

4. Senate Bill 999 (Umberg)

This bill would eliminate the exemption in current law prohibiting mobilehome park rent control ordinances from being enforced on rental agreements longer than 12 months. For leases entered into on or after February 13, 2020, the bill would apply immediately. For all other ordinances, this bill would be effective January 1, 2025. This bill failed in committee.

VII. FIELD OPERATIONS

A. *MPM Inspection Criteria For 2021*

The following criteria has been set to select which parks will have MPM inspections:

- Mobilehome parks (MPs) that have not had an MPM inspection in the last 7 calendar years.
- MPs that have no permit history within the last calendar year.
- MPs that have had verified complaints.

B. *Planned MPM Inspections for Calendar Year 2021*

Below is a preliminary list of MPs and SOPs that will have MPM inspections during calendar year 2021. Some parks listed below may be removed as HCD discovers parks that have closed.

1. SOUTHERN AREA OFFICE (SAO) PLANNED MPM INSPECTIONS:

Park ID	Park Name	City	County
14-0042-MP	HIGHLANDS MHP	BISHOP	INYO
14-0025-MP	TOOLEYS MHP	BISHIP	INYO
15-0210-MP	RIDGECREST TOWN & COUNTRY MHC	RIDGECREST	KERN
15-0441-MP	WILLOW SPRINGS MHP	TEHACHAPI	KERN
15-0036-MP	SMOKE TREE RV PARK	BAKERSFIELD	KERN
15-0189-MP	BLACK/WHITE MH LODGE	BAKERSFIELD	KERN
15-0418-MP	SOUTHLAND MHP	BAKERSFIELD	KERN
15-0077-MP	MT VIEW RV PARK	LAKE ISABELLA	KERN
16-0006-MP	HANFORD DEL ARROYO MHE	HANFORD	KINGS
19-0799-MP	HILLVIEW MHC	PACIFIC PALISADES	LOS ANGELES
19-1103-MP	PACIFIC PALISADES BOWL ME	PACIFIC PALISADES	LOS ANGELES
19-1325-MP	WOODLAND PARK MOBILE	WOODLAND HILLS	LOS ANGELES
19-1448-MP	CALABASAS VILLAGE	CALABASAS	LOS ANGELES
19-1392-MP	POINT DUME CLUB OF MALIBU	MALIBU	LOS ANGELES
19-0573-MP	EL ROVIA MHP	ELMONTE	LOS ANGELES
19-1429-MP	WILDWOOD MOBILE CC	HACIENDA HEIGHTS	LOS ANGELES
19-1440-MP	COVINA HILLS MOBILE CC	LA PUENTE	LOS ANGELES
19-1564-MP	CARAVAN MHP	AZUSA	LOS ANGELES
19-1173-MP	SUNLAND MHP	SUNLAND	LOS ANGELES
19-1246-MP	MONTEREY MANOR	MISSION HILLS	LOS ANGELES
19-1370-MP	CANOGA ME	CANOGA PARK	LOS ANGELES
19-1142-MP	NORTHRIDGE MHP	NORTHRIDGE	LOS ANGELES
19-1387-MP	RIVIERA ME	CANOGA PARK	LOS ANGELES
19-0001-MP	CHETS TP	LAWNDALE	LOS ANGELES
19-0220-MP	FLAMINGO TP	BELLFLOWER	LOS ANGELES
19-0280-MP	HARMONY LANE MP	BELL GARDENS	LOS ANGELES
19-0821-MP	VANS MHP	BELLFLOWER	LOS ANGELES
19-0989-MP	BEL AIRE PARK	CARSON	LOS ANGELES
19-1019-MP	BELMONT SHORES ME	LONG BEACH	LOS ANGELES
19-1047-MP	KNOLLS LODGE	TORRANCE	LOS ANGELES
19-1050-MP	SKYLINE MP	TORRANCE	LOS ANGELES
19-1229-MP	DEL AMO GARDENS	TORRANCE	LOS ANGELES
19-1453-MP	PALOS VERDES SHORES MHC	SAN PEDRO	LOS ANGELES
19-0829-MP	PLACERITA CANYON MHP	SANTA CLARITA	LOS ANGELES
19-1014-MP	POLYNESIAN MHP	NEWHALL	LOS ANGELES

19-1281-MP	THOUSAND ELMS MOBILE LODGE	PALMDALE	LOS ANGELES
19-1314-MP	BLUE SKIES LIVING	PALMDALE	LOS ANGELES
19-1432-MP	GRECIAN ISLE MHP	PALMDALE	LOS ANGELES
19-0515-MP	PARADISE COVE	MALIBU	LOS ANGELES
30-0108-MP	BERRYDALE TRAILER VILLA	GARDEN GROVE	ORANGE
30-0141-MP	MEADOWLARK MHE	GARDEN GROVE	ORANGE
30-0151-MP	WESTMINSTER MHP	WESTMINSTER	ORANGE
30-0162-MP	BAYSIDE MHP	NEWPORT BEACH	ORANGE
30-0215-MP	HUNTINGTON BY THE SEA	HUNTINGTON BCH	ORANGE
30-0011-MP	MAGNOLIA RIDGE LLC	FULLERTON	ORANGE
30-0109-MP	WESTERN SKIES MHE	ANAHEIM	ORANGE
30-0223-MP	DEL PRADO ANAHEIM	ANAHEIM	ORANGE
30-0208-MP	LAKE PARK	SANTA ANA	ORANGE
30-0208-MP	ANAHEIM ME	ANAHEIM	ORANGE
30-0250-MP	CRESTMONT MHE	HUNTINGTON BCH	ORANGE
33-0101-MP	RAMON PARK	PALM SPRINGS	RIVERSIDE
33-0084-MP	PALM CANYON MOBILE CLUB	PALM SPRINGS	RIVERSIDE
33-0103-MP	SANTIAGO SUNRISE VILLAGE	PALM SPRINGS	RIVERSIDE
33-0155-MP	SAHARA ME	PALM SPRINGS	RIVERSIDE
33-0410-MP	PALM SPRINGS VIEW ESTATES	PALM SPRINGS	RIVERSIDE
33-0430-MP	HUNTSMAN MHP	LAKE ELSINORE	RIVERSIDE
33-0301-MP	BUTTERFIELD VILLAGE MHP	LAKE ELSINORE	RIVERSIDE
33-0373-MP	CANYON HOMES	WILDOMAR	RIVERSIDE
33-0375-MP	SANTIAGO ESTATES SUNNYMEAD	MORENO VALLEY	RIVERSIDE
33-0404-MP	SOBOBA SPRINGS MHP	SAN JACINTO	RIVERSIDE
33-0281-MP	SWAN LAKE MHP	EASTVALE	RIVERSIDE
33-0389-MP	GREEN RIVER VILLAGE MHC	CORONA	RIVERSIDE
33-0431-MP	CORONA LA LINDA MHP	CORONA	RIVERSIDE
33-0351-MP	THE CALIFORNIAN MHE	CALIMESA	RIVERSIDE
36-0263-MP	COLONIA TRAILER LODGE	BARSTOW	SAN BERNARDINO
36-0099-MP	RAINBO BEACH RESORT	NEEDLES	SAN BERNARDINO
36-0107-MP	ELM GROVE TP	BARSTOW	SAN BERNARDINO
36-0368-MP	DESERT CAPRI MOBILE	ADELANTO	SAN BERNARDINO
36-0468-MP	HOLIDAY HOMES	BARSTOW	SAN BERNARDINO
36-0467-MP	JOSHUA ME	JOSHUA TREE	SAN BERNARDINO
36-0569-MP	SANTIAGO MOUNTAIN VIEW ESTATES	SAN BERNARDINO	SAN BERNARDINO

36-0569-MP	NINTH ST MHP	SAN BERNARDINO	SAN BERNARDINO
36-0648-MP	HIGHLANDS MHP	HIGHLAND	SAN BERNARDINO
36-0536	UPLAND CASCADE MHP	UPLAND	SAN BERNARDINO
36-0516-MP	COUNTRY MEADOWS MHP	ONTARIO	SAN BERNARDINO
36-0087-MP	WEBBS MHP	ONTARIO	SAN BERNARDINO
36-0327-MP	MIRACLE PARK LLC	BLOOMINGTON	SAN BERNARDINO
36-0505-MP	LAMPLIGHTER ONTARIO MHP	ONTARIO	SAN BERNARDINO
36-0417-MP	BIG BEAR SHORES	BIG BEAR LAKE	SAN BERNARDINO
36-0604-MP	RANCHO ONTARIO MHP	ONTARIO	SAN BERNARDINO
37-0274-MP	MISSION GORGE VILLA	SANTEE	SAN DIEGO
37-0835-MP	HIGHLAND MHP	SANTEE	SAN DIEGO
37-1212-MP	NEW FRONTIER MHC	SANTEE	SAN DIEGO
37-12685-MP	HOMETOWN POWAY ROYAL ESTATES	POWAY	SAN DIEGO
40-0091-MP	HILLCREST RANCH	SAN LUIS OBISPO	SAN LUIS OBISPO
40-0094-MP	SILVER CITY MOBILE LODGE	SAN LUIS OBISPO	SAN LUIS OBISPO
40-0096-MP	BAR K MHP	NIPOMO	SAN LUIS OBISPO
40-0152-MP	HACIENDA DEL PISMO ME	PISMO BEACH	SAN LUIS OBISPO
40-0127-MP	LESAGE RIVIERA	GROVER BEACH	SAN LUIS OBISPO
42-0076-MP	SILVER SANDS VILLAGE MHP	CARPINTERIA	SANTA BARBARA
54-0067-MP	SIERRA VISTA MHP	PORTERVILLE	TULARE
56-0105-MP	SUNNY ACRES TP	OXNARD	VENTURA
56-0111-MP	ROYAL PALMS MHC	OXNARD	VENTURA
56-0148-MP	IMPERIAL VENTURA MHE	VENTURA	VENTURA
56-0122-MP	THE OAKS MHE	SANTA PAULA	VENTURA

2. NORTHERN AREA OFFICE (NAO) PLANNED MPM INSPECTIONS:

Park ID	Park Name	City	County
01-0074-MP	SANDEV MOBILE PARK	SAN LEANDRO	ALAMEDA
04-0048-MP	PLEASANT VALLEY MOBILE HOME COMMUNITY	OROVILLE	BUTTE
04-0099-MP	LAKE OROVILLE GOLD COUNTRY RV COMMUNITY	OROVILLE	BUTTE
08-0148-MP	GASQUET MHP	GASQUET	DEL NORTE
18-0010-MP	FAIR VIEW MHP	SUSANVILLE	LASSEN
31-0044-MP	GRANITE BAY ESTATES MHP	GRANITE BAY	PLACER
31-0055-MP	SIERRA LAKES MOBILE HOME COMMUNITY	ROCKLIN	PLACER
31-0089-MP	COUNTRY VILLA MHP	ROSEVILLE	PLACER

45-0231-MP	CLEAR CREEK MOBILE ESTATES	FRENCH GULCH	SHASTA
49-0106-MP	LAS CASITAS DE SONOMA MHP	ROHNERT PARK	SONOMA
52-0008-MP	RIVER INN MOBILE HOME PARK	LOS MOLINOS	TEHAMA
58-0038-MP	COUNTRY AIR MHP	DOBBINS	YUBA
04-0080-MP	GOLDEN OAKS MHP	OROVILLE	BUTTE
04-0081-MP	LAKE VISTA I	OROVILLE	BUTTE
04-0111-MP	CHICO MOBILE COUNTRY CLUB	CHICO	BUTTE
04-0119-MP	FOOTHILLS MOBILE HOME PARK	OROBILLE	EL DORADO
09-0038-MP	HEAVENLY VALLEY ESTATES	SOUTH LAKE TAHOE	EL DORADO
09-0066-MP	COLD SPRINGS MOBILE MANOR	PLACERVILLE	EL DORADO
11-0017-MP	WILLOWS MOBILE HOME COMMUNITY AND RV PARK	WILLOWS	GLENN
12-0011-MP	EUREKA MOBILE VILLAGE	EUREKA	HUMBOLDT
29-0014-MP	MOUNTAIN AIR MHP	GRASS VALLEY	NEVADA
31-0001-MP	DIAMOND K ESTATES II	ROSEVILLE	PLACER
45-0060-MP	PARADISE VIEW MOBILE ESTATES	REDDING	SHASTA
45-0107-MP	STARLITE MOBILE ESTATES	REDDING	SHASTA
45-0268-MP	TWIN LAKES MOBILE HOME COMMUNITY	SHASTA	SHASTA
47-0085-MP	RIVERWOOD MOBILE HOME PARK LLC	DUNSMUIR	SISKIYOU
49-0083-MP	COLONIAL PARK	SANTA ROSA	SONOMA
49-0102-MP	EL PORTAL MOBILE ESTATES	SANTA ROSA	SONOMA
49-0150-MP	LEISURE LAKE VILLAGE	PETALUMA	SONOMA
12-0022-MP	POINT PLEASANT MHP	EUREKA	HUMBOLDT
12-0142-MP	SEAWOOD TERRACE	EUREKA	HUMBOLDT
17-0072-MP	BLUE LAKES VILLAGE	UPPER LAKE	LAKE
17-0114-MP	KNOLLWOOD ESTATES	CLEARLAKE OAKS	LAKE
01-0074-MP	SANDEV MOBILE PARK	SAN LEANDRO	ALAMEDA
01-0083-MP	SOUTHLAKE MH ESTATES	FREMONT	ALAMEDA
10-0147-MP	FOUR SEASONS	FRESNO	FRESNO
10-0188-MP	THE WILLOWS OF SANTIAGO	FRESNO	FRESNO
24-0016-MP	MURPHYS MHP	ATWATER	MERCED

24-0035-MP	EVERGREEN MOBILE HOME PARK	WINTON	MERCED
27-0049-MP	TRAILER TERRACE	SEASIDE	MONTEREY
27-0272-MP	NORTH SHORE MH ESTATES	BRADLEY	NAPA
28-0017-MP	REXFORD MOBILE ESTATES	NAPA	NAPA
28-0031-MP	OLYMPIA MOBILE LODGE	AMERICAN CANYON	SACRAMENTO
34-0009-MP	CAMELLIA GARDENS MH PARK	SACRAMENTO	SACRAMENTO
39-0103-MP	LODI LAKE MHP	WOODRIDGE	SAN JOAQUIN
50-0041-MP	TURLOCK MOBILE ESTATES	TURLOCK	STANISLAUS
50-0089-MP	TWIN CYPRESS MHP	OAKDALE	STANISLAUS
50-0168-MP	WESTFORK ESTATES	TURLOCK	STANISLAUS
50-0173-MP	LAS PALMAS MOBILE ESTATES	PATTERSON	STANISLAUS
05-0001-MP	DUNROVIN MH VILLAGE	WEST POINT	CALAVERAS
07-0109-MP	WOODGATE MHP	BRENTWOOD	CONTRA COSTA
10-0009-MP	TODDS TRAILER CT	FRESNO	FRESNO
10-0099-MP	SIERRA MOBILE PARK LLC	FRESNO	FRESNO
10-0167-MP	SHADY LAKES MHP	FRESNO	FRESNO
24-0003-MP	ATWATER MOBILE VILLAGE LLC	ATWATER	FRESNO
27-0005-MP	TRAILER HARBOR	SEASIDE	MONTEREY
27-0033-MP	NIELSENS TRAILER PARK	SOLEDAD	MONTEREY
27-0065-MP	EL RANCHO MHP	MARINA	MONTEREY
28-0050-MP	AMERICAN CANYON MHP	AMERICAN CANYON	NAPA
34-0075-MP	AUBURN VILLA MOBILE HOME & RV PARK	SACRAMENTO	SACRAMENTO
34-0084-MP	PARK ROYAL ESTATES	SACRAMENTO	SACRAMENTO
34-0176-MP	COLONIAL ESTATES	SACRAMENTO	SACRAMENTO
39-0088-MP	TWIN OAKS MHP LLC	LODI	SAN JOAQUIN
39-0107-MP	BEL AIR MHC	STOCKTON	SAN JOAQUIN
39-0180-MP	OAKWOOD LAKE MOBILE HOME PARK	MANTECA	SAN JOAQUIN
43-0044-MP	TRAILER TERRACE	SAN JOSE	SANTA CLARA
43-0070-MP	ARBOR POINT	SAN JOSE	SANTA CLARA
43-0121-MP	CALIFORNIA HAWAIIAN	SAN JOSE	SANTA CLARA
43-0130-MP	SAN JOSE VERDE MHP	SAN JOSE	SANTA CLARA
43-0156-MP	WINCHESTER RANCH MH COMMUNITY	SAN JOSE	SANTA CLARA
44-0043-MP	SNUG HARBOR MHP	SANTA CRUZ	SANTA CRUZ

44-0065-MP	PINE KNOLL MOBILE MANOR	SANTA CRUZ	SANTA CRUZ
44-0150-MP	MONTEREY VISTA MOBILE ESTATES	WATSONVILLE	SANTA CRUZ
44-10523-MP	OSOCALES COMMUNITY MOBILE HOME PARK	SOQUEL	SOLANO
48-0017-MP	RIO VISTA RV PARK	RIO VISTA	STANISLAUS
50-0029-MP	LAZY WHEELS MOBILE HOME PARK	CERES	STANISLAUS
50-0066-MP	HOLIDAY MANOR MHP	MODESTO	STANISLAUS
50-0127-MP	CASA DE AMIGOS	OAKDALE	STANISLAUS
50-0151-MP	LAS CASITAS MHP	CERES	STANISLAUS
55-0032-MP	PONDEROSA MHP	SONORA	TUOLUMNE
55-0035-MP	TAMARRON MOBILE HOME PARK	SONORA	TUOLUMNE
55-0048-MP	SONORA CASCADE ESTATES	SONORA	TUOLUMNE
55-0052-MP	SUGARPINE RV PARK	TWAIN HARTE	TUOLUMNE