

Mobile Home Preservation

This policy helps protect the affordability and stability of mobile home communities by regulating and limiting conversions to other uses, and supporting residents and community organizations in purchasing parks. Mobile homes are disproportionately owned by low-income households and other vulnerable populations, and residents have fewer relocation options. Mobile homes often make up a significant portion of unsubsidized affordable housing, and speculative investors are increasingly acquiring mobile home parks.

Legal Context

[California's Mobilehome Residency Law](#) regulates the relationship between landlords and residents and sets rules for a change of use for a park. Park management must follow specific noticing requirements and appear before a local governmental board, commission or body to request permits for a change of use.

California's Department of Housing & Community Development (HCD) administers a [Mobilehome Residency Law Protection Program](#) (MRL) that allows any resident in a mobile home park to submit a complaint for violations of the MRL. Park owners are charged a registration fee of \$10 per mobile home for state program administration (a cost which they may pass on to tenants). This is a limited-term program running from 2020 - 2027.

HCD's [Manufactured Housing Opportunity & Revitalization \(MORE\) Program](#) provides funding to finance the acquisition, conversion, rehabilitation and replacement of mobile home parks and individual mobile homes to preserve affordable homeownership.

At-A-Glance

RELEVANT STATE LAWS

[California Civil Code Sections 798 - 799.12](#)

[California Health and Safety Code, part 2.2, commencing with section 18800](#)

POTENTIAL FUNDING SOURCES

- No cost policy options
- General Funds
- Housing Trust Funds

COST

Low

ADMINISTRATIVE BURDEN



Medium

Staff capacity needed for program design, leading public and legislative processes and staff training.

WHICH P?

Preservation

POTENTIAL PARTNERS

- Mobile Home Park Associations
- Nonprofit Service Providers
- Legal Aid Groups
- Tenant Advocacy Organizations

OPTION FOR TOC POLICY COMPLIANCE?

Yes!



How Can Jurisdictions Implement Programs That Go Beyond State Law?

Jurisdictions can adopt policies that regulate and limit the conversion of mobile home parks, preserve the affordability of mobile home parks and extend tenant protections to park residents. Local programs can provide education and support services for both mobile

home park owners and residents, offer financial and technical assistance as incentives for the preservation of park affordability and offer relocation support for residents in the event of a park closure. Jurisdictions can connect residents with organizations and resources that assist with converting parks to resident ownership.

Program Design, Implementation and Evaluation Considerations

The callout box below labeled “TOC Policy Requirements” describes the policy features necessary for a jurisdiction to receive credit toward TOC Policy compliance. All other policy features discussed in this document represent details found in existing policies on the subject and a jurisdiction may want to consider them when adopting or implementing a policy, but nothing is required for TOC Policy compliance unless noted as a requirement in the “TOC Policy Requirements” callout box or the [TOC Policy Administrative Guidance](#).

Elements of the Program

- An ordinance adopting zoning rules or other regulations (such as a closure ordinance) that limit park closures
- Financial and technical assistance for affordability preservation
- Relocation assistance
- Outreach, education and support for park owners, residents and community organizations

Program Design Considerations

Jurisdictions may want to consider the following:

INITIAL ANALYSIS: Gathering data on existing rental housing and mobile home stock can help determine how to structure the program and identify displacement trends and vulnerable populations.

NOTIFICATIONS: Requiring park owners to notify residents of local law and support services on a regular basis (such as yearly or biannually) and requiring early notice of applications for park closure or conversion.

LAND USE REGULATIONS: Limiting land use for properties with existing mobile home parks.

This can take the form of an overlay zone or a land use redesignation. Jurisdictions can also consider exemptions to land use regulations, such as allowing conversion of mobile home parks to permanently affordable housing or permitting conversion only when mission-driven organizations or existing residents will own and operate the property.

RELOCATION ASSISTANCE: Adopting the right to return following redevelopment or conversion to new ownership, with assistance for temporary relocation. Where returning is not possible, require property owners and program staff to assist with permanent relocation. This can take the form of support for finding nearby long-term housing, preferential consideration for or the right to tenancy in another unit owned by the property owner, access to a staff contact or connection to housing counseling with a service provider. For information on financial assistance policy see ABAG-MTC guidance on Tenant Relocation Assistance.

PRESERVATION ASSISTANCE: Assisting residents and community organizations with the purchase of mobile home parks, such as providing match funds through a secured funding source for

resident purchase of a park. Jurisdictions can also provide technical assistance for converting mobile home parks to resident ownership, such as training, information on local regulations and connection to resources.

CLOSURE ORDINANCE: Adopting a mobile home closure ordinance detailing a public noticing process, change in use regulations and required tenant assistance.

HEALTH AND SAFETY IMPROVEMENTS: Creating programs to assist park owners and residents with improvements through technical and financial support to prevent closures due to health and safety issues requiring significant remediation. Partnerships with nonprofit organizations and use of state funds can help offset costs for these programs.

EXPANDED PROTECTIONS: Consider extending California’s 2019 Tenant Protections Act to mobile home residents and adopting other tenant protections for mobile home residents through a comprehensive or additional ordinance, such as a Mobile Home Rent Stabilization Ordinance.

PROTECTION FOR ALL RESIDENTS: While mobile home residents typically own their homes and rent the lots where the homes are located, some residents also rent the mobile homes themselves. Jurisdictions can ensure that policy language and support services provide protections for all residents regardless of housing tenure.

Program Implementation, Administration and Enforcement

Consider developing a comprehensive policy and program initiative that addresses a variety of needs for mobile home park residents, including preservation of existing parks and individual mobile homes, protection of tenant rights,

support for resident ownership cooperatives and services for those facing displacement.

Community partners can reduce the burden on staff capacity and department budgets while improving program reach and accessibility. Organizations specializing in preservation of mobile home parks can assist with policy recommendations and context-appropriate program design. Organizations specializing in advocacy for tenants can assist with outreach, especially to vulnerable populations.

Jurisdictions can ensure a robust outreach and education effort targeted to both park owners and residents, providing clear information outlining local law, program requirements and support services. Information can be made accessible through city websites, template forms and both web and paper materials in multiple languages.



TOC Policy Requirements: To comply with TOC policy, jurisdictions must adopt at least one of the following:

- **Mobile Home Zoning District or Overlay Zone** limiting or prohibiting the redevelopment of existing parks. May allow 100% affordable housing projects in this zone, conditionally permitted and after public hearings.
- **Mobile Home Closure Ordinance** requiring relocation assistance and conditional approval after public hearings. Must require park owners to provide a Resident Relocation Assistance Plan outlining protections, benefits and required relocation payments at the time of permit application.
- A jurisdiction with an adopted mobile home preservation policy that applies to all mobile home parks may receive credit for this policy even if none of the parks are located within TOC areas.

Program Evaluation

To evaluate Mobile Home Preservation programs, jurisdictions can track the number of park owners and residents reached through engagement activities, whether nonprofit organizations and tenant groups receive program information and engage with the city on capacity building and if the city sees a reduction or prevention of park closures and conversions.

Complementary Policies

MOBILE HOME RENT STABILIZATION: Policies that restrict annual rent increases for mobile home residents, often in combination with additional tenant protections.

TENANT RELOCATION ASSISTANCE: Policies or programs that provide relocation assistance (financial and/or other services) to tenants displaced through no fault of their own, implemented jurisdiction-wide or for particularly vulnerable communities.

JUST CAUSE EVICTION PROGRAMS: Jurisdictions can extend Just Cause protections to mobile home residents that provide additional protections and prevent retaliation.

LEGAL ASSISTANCE FOR TENANTS: Programs that ensure tenants have legal support to address unlawful rent increases and other violations of legal protections.

Other Resources

EXAMPLES*

[County of San Mateo - Mobile Home Park Zoning Overlay District](#)

[County of Ventura - Mobile Home Park Overlay Zone](#)

[City of San José - Mobile Home Land Use Designation](#)

[City of San Leandro - Mobile Home Park Conversion Ordinance](#)

[City of Brisbane - Mobile Home Park Conversion, Closure or Cessation Ordinance](#)

OTHER RESOURCES

[Resident Owned Communities \(ROC\) USA](#)

[California Center for Cooperative Development](#)

[California HCD Mobilehome Residency Law Protection Program](#)

[California Mobile Home Park Home Owners Allegiance](#)

[California Mobile Home Resident Coalition](#)

[Western Manufactured Housing Communities Association](#)

[Golden State Manufactured-home Owners League](#)

[Metropolitan Transportation Commission - Preservation Policy 7: Mobile Home Preservation](#)

**Note that examples have not been vetted for full TOC Compliance.*

This document is intended to provide general information and does not constitute legal advice. Additional facts, facts specific to a particular situation, or future developments may affect the subjects discussed in this document. Seek the advice of your jurisdiction's legal counsel before acting or relying upon this information. For specific questions regarding TOC compliance, please reach out to TOCpolicy@bayareametro.gov.