



**This bill:**

- 1) Requires HCD to post an explanation on its website of the process that a local government utilizes to assume responsibility for the enforcement of parts of the Mobilehome Parks Act and the Special Occupancy Parks Act

**COMMENTS:**

- 1) *Author's Statement.* “Long gaps between inspection visits at mobilehome parks can increase the risk that health and safety violations remain undetected and unreported, which can have fatal consequences. Existing law requires the California Department of Housing and Community Development to conduct mobilehome park inspections. In 2020, the California State Auditor released a report that found the department had only 47 field inspectors responsible for conducting inspections at 3,640 mobilehome parks across the state. The report found that the department did not conduct inspections at over half of the mobilehome parks in its jurisdiction between 2010 and 2019. Although existing law creates a process by which the governing body of a local government may assume inspection responsibility, only a fraction of local governments have done so.

SB 1307 will help educate local governments about the existing process that allows them to assume responsibility for conducting inspections and enforcing health and safety laws at mobilehome parks. The bill will require the California Department of Housing and Community Development to post a clear and prominent explanation of the process on its website and to send an annual notice that explains the process to every local government that has a mobilehome park within its jurisdiction.”

- 2) *Mobilehomes as Naturally Occurring Affordable Housing (NOAH).* According to the 2017 Manufactured Housing Opportunity Profile: Data Snapshot<sup>1</sup>, there are nearly 520,000 mobilehomes and manufactured homes in California, which accounts for nearly 4% of the total housing stock in the state. Nearly half of mobilehomes and manufactured homes are affordable to very-low income households, compared to just 18% of the state’s overall housing stock. Mobilehomes and manufactured homes are a significant source of affordable housing in a state with a desperate need for housing affordable in this affordability range.

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<sup>1</sup> Prosperity Now. “2017 California Manufactured Housing Data Snapshot.” (December 2017). [https://prosperitynow.org/sites/default/files/resources/California\\_Metro%20Opportunity%20Data%20Snapshot\\_December2017\\_0.pdf](https://prosperitynow.org/sites/default/files/resources/California_Metro%20Opportunity%20Data%20Snapshot_December2017_0.pdf)

- 3) *HCD Enforcement.* HCD is in charge of enforcement of health and safety of these parks. This includes, but is not limited to, plumbing, electrical wires, gas equipment, and laundry facilities. These health and safety inspections can be done by local agencies if deemed appropriate by HCD, and HCD audits the local agency regarding its inspections. Of the over 3,600 mobilehome parks in the state, local agencies oversee over 850 of them.

The California State Auditor audited HCD's parks program in 2019.<sup>2</sup> It found that HCD was in compliance with conducting inspections at 5% of parks annually. However, between 2010 and 2019, it did not visit 330 parks (9% of the total). In addition, the auditor argued that HCD does not sufficiently evaluate local enforcement agencies that perform the health and safety inspections.

This bill requires that HCD posts on its website the process of how a local agency would get approval to perform park inspections. This could help HCD in performing more inspections; however, as noted by the auditor, residents may not be able to fully rely on the local enforcement agency, because HCD may not have sufficiently evaluated them. Secondly, this bill provides information for localities, but more than 20% of parks are already being inspected by local agencies. It is unclear how many local jurisdictions do not know this process and would want to take advantage of it.

- 4) *Requirements for approval.* In order to assume park enforcement authority, local enforcement agencies, a local building or health department, must satisfy certain criteria, pursuant to state statute, including:
- a) Providing prompt and effective recovery assistance or services during or immediately following a disaster;
  - b) Authorization from a local governing body that has jurisdiction over the local building or health department;
  - c) Possessing the knowledge and expertise to administer the inspection responsibilities.

HCD can limit jurisdiction to specific areas or parks, and the local enforcement agency can charge fees or get reimbursed by HCD.

**FISCAL EFFECT:** Appropriation: No    Fiscal Com.: Yes    Local: No

<sup>2</sup> California State Auditor Report. "Mobile Home Park Inspections" (July 2020).  
<https://www.auditor.ca.gov/pdfs/reports/2019-111.pdf>

**POSITIONS:** (Communicated to the committee before noon on Thursday,  
April 21, 2022.)

**SUPPORT:**

Golden State Manufactured-home Owners League, INC. (GSMOL)

**OPPOSITION:**

None received.

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