



- i) The tenant association of the development.
  - ii) Local nonprofit organizations and public agencies.
  - iii) Regional or national nonprofit organizations and regional or national public agencies.
  - iv) Profit-motivated housing organizations or individuals.
- b) To qualify as a purchaser of an assisted housing development, an entity listed in a) shall do all of the following:
- i) Be certified by HCD, based on demonstrated relevant prior experience in California and current capacity, as capable of operating the housing and related facilities for its remaining useful life, either by itself or through a management agent. HCD shall establish a process for certifying an entity and maintain a list of entities that are certified, which list shall be updated at least annually.
  - ii) Agree to obligate itself and any successors in interest to maintain the affordability of the assisted housing development for households of very low-, low-, or moderate-income for either a 30-year period from the date that the purchaser took legal possession of the housing or the remaining term of the existing federal government assistance, as specified, whichever is greater.
  - iii) Local nonprofit organizations and public agencies shall have no member among their officers or directorate with a financial interest in assisted housing developments that have terminated a subsidy contract or prepaid a mortgage on the development without continuing the low-income restrictions.
- 4) Requires a project owner proposing the termination or prepayment of government assistance on an assisted housing development to provide notice of the proposed change to each affected tenant in the assisted housing development, as well as affected public entities, at 3 years, 12 months, and 6 months prior to the anticipated date of the termination, expiration, or prepayment, as specified.

**This bill:***Relating to requirements of HCD:*

- 1) Requires HCD to establish a process for certifying a listed qualified entity, based on demonstrated relevant prior experience in California and current capacity, as capable of operating the housing and related facilities for its remaining useful life, either by itself or through an agent.
- 2) Specifies that an entity is not eligible to be certified as a qualified entity unless it is either of the following:
  - a) Local nonprofit organizations and public agencies.
  - b) Regional or national nonprofit organizations and regional or national public agencies.
- 3) Requires HCD, upon receiving a notice from the mobilehome park owner, to make the list of qualified entities available to management.
- 4) Requires HCD to maintain and update annually a list of qualified entities that are certified pursuant to this bill.

*Relating to requirements of the mobilehome park owner:*

- 5) Requires management, if management receives an offer for the sale, lease, or transfer of the mobilehome park that management intends to accept, at least 240 days before making a final unconditional acceptance of the offer, give notice to the following:
  - a) Each resident household in the park by certified mail with return receipt requested, by first class mail with tracking, and by email, if provided by the resident.
  - b) The mayor of the city in which the mobilehome park is located, or, if located in an unincorporated area, the chair of the board of supervisors of the county, as specified.
  - c) The appropriate local public housing authority, if any, as specified.
  - d) HCD, as specified.

- 6) Requires the notice in (5) to include the following:
  - a) A statement advising the recipient of the intended sale, lease, or other transfer of the park.
  - b) A statement of the homeowners' rights under this article and the deadlines for exercising those rights.
  - c) The price, terms, and conditions of any offer management has conditionally accepted, or plans to accept, concerning the park, or a copy of that offer or purchase contract. In the case of a proposed sale of more than one park, or a park and one or more other nonrelated properties, in a single transaction, the notice shall state both the aggregate price and the price of the park in which the homeowners receiving the notice reside.
- 7) Requires the mobilehome park owner, upon receiving the list of qualified entities from HCD, to send a written copy of the notice to the qualified entities included on the list which directly request the notice.
- 8) Provides, if a resident organization, or its assignee or agent, delivers a proposed purchase agreement in writing to management, management shall consider the proposed purchase agreement. Management shall negotiate with the resident organization in good faith to determine whether a mutual agreement can be reached to enable the resident organization to purchase the park.
- 9) Provides management shall make the same information available to a resident organization that the community owner has or would have provided to another prospective purchaser.
- 10) Requires management to provide a good faith reason in writing to the resident organization within three days of the date of rejection if management rejects the resident organization's proposed purchase agreement.
- 11) Prohibits management from rejecting a proposed purchase agreement solely on the basis of its inclusion of a financing contingency, the type of financing or payment method, or the time period for closing.
- 12) Grants the resident organization 120 days from the date of the agreement to arrange all necessary financing, and a commercially reasonable time to close on the sale if a resident organization and management enter into a purchase agreement for the park.

- 13) Provides that if the resident organization fails to arrange all necessary financing during this 120-day period, or a longer period as the parties may agree to, or fails to close on the sale in compliance with the purchase agreement executed by the parties, management has no further duties under this article with respect to the proposed sale, lease, or transfer of the park.

*Relating to requirements of the resident organization:*

- 14) Authorizes a resident organization, including one formed after the issuance of a notice, or its assignee, no later than 120 days after a notice from management is sent, to deliver, in writing, a proposed purchase agreement for the park to management, along with a statement that more than 50% of the homeowners within the park are in support of the proposed purchase agreement.
- a) A homeowner may indicate support for proposing a purchase agreement by signing a petition or any other document that so states.
  - b) If management does not receive a proposed purchase agreement in writing from a resident organization during the provided 120-day period, management has no further duties under this article with respect to the proposed sale, lease, or transfer of the mobilehome park.
- 15) Grants a resident organization, or its assignee, up to 120 days after it has entered into a purchase agreement with management, to arrange all necessary financing, and a commercially reasonable time to close on the sale.
- 16) Grants a resident organization the right to purchase the mobilehome park at the price, terms, and conditions stated in its proposed purchase agreement, if the resident organization or its assignee or agent delivers a proposed purchase agreement in writing to management that matches the price and substantially the same terms and conditions as the offer management has conditionally accepted or plans to accept.
- 17) Prohibits management from unreasonably refusing to enter into or unreasonably delay the execution or closing on a purchase agreement with a resident organization which has proposed a bona fide purchase agreement to meet the price and substantially equivalent terms and conditions of an offer for which notice is required to be given.
- 18) Grants a resident organization the right to assign its rights under this bill to the municipality in which the resident organization is located, a housing

authority located in the municipality, a state agency, or a qualified entity for the purpose of continuing the use of the property as a park.

- a) Upon assignment, the assignee shall be entitled to exercise the rights that this article grants to the assignor resident organization.
  - b) The resident organization may rescind any rights it has assigned to another entity at any time.
  - c) This section shall not apply if the resident organization represents less than 50% of the homeowners of the mobilehome park.
- 19) Allows a resident organization to bring a civil action against management who sells, leases, or transfers a park and fails to comply with requirements created by this bill.
- 20) Subjects management to a civil penalty in the amount of one hundred thousand dollars (\$100,000) or 20% of the total sales price, whichever is greater, for a violation of the provisions of this bill.

## Background

*Mobilehome parks in California.* More than 1 million people live in approximately 4,500 mobilehome parks throughout California. Mobile and manufactured homes are unique in that they are one of the only remaining forms of naturally occurring affordable housing – meaning they are offered at comparatively affordable prices without public subsidy. According to the Manufactured Housing Institute, manufactured homes cost up to 50% less per square foot than conventional site-built homes.<sup>1</sup> Further, the Urban Institute notes that the quality and appeal of manufactured homes built to US Department of Housing and Urban Development (HUD) standards has improved dramatically, making them a viable affordable housing option.<sup>2</sup> While these units are often colloquially referred to as mobilehomes, the vast majority of them are not actually mobile due to prohibitive relocation costs and limited financial flexibility among homeowners. Once placed on a foundation, removing the home from it for transport can cost upwards of tens of thousands of dollars. In practice, this puts many mobile and manufactured homeowners in a unique position, where they own their unit, but lease the land

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<sup>1</sup> Manufactured Housing Institute, *2023 Manufactured Housing Facts* (June 2023), [2023-Industry-Overview.pdf](https://www.manufacturedhousing.org/2023-Industry-Overview.pdf) ([manufacturedhousing.org](https://www.manufacturedhousing.org))

<sup>2</sup> Urban Institute, *The Role of Manufactured Housing in Increasing the Supply of Affordable Housing* (July 2022), Accessible here: <https://www.urban.org/sites/default/files/2022-07/The%20Role%20of%20Manufactured%20Housing%20in%20Increasing%20the%20Supply%20of%20Affordable%20Housing.pdf>.

their unit is on, making them both an owner and a tenant. The relationship between a homeowner and the mobilehome park owner/management is governed by the Mobilehome Residency Law (MHRL). Additionally, the Mobilehome Parks Act requires HCD to regulate mobilehome parks to ensure the health, safety, and general welfare of all mobilehome park residents.

## Comments

- 1) *Author's statement.* “California has a housing affordability crisis. Mobilehomes are the largest source of unsubsidized affordable housing in the country and provide important homeownership opportunities for many Californians. Mobilehome owners tend to be older and less wealthy than the average renter. The California Department of Housing and Community Development acknowledges that preserving this housing option is critical to meeting the state’s housing needs. Across the country, private equity firms are buying mobilehome parks, significantly hiking rents and fees, and minimizing maintenance care. The financing and legal supports residents rely on to navigate or challenge these threats to affordability take considerable time to coordinate. SB 1092 creates a real pathway for residents to offer competitive bids to preserve their communities and stay in their homes.”
- 2) *Resident-owned communities (ROCs).* ROCs are an emerging form of self-governance and collective landownership among mobile and manufactured homeowners in the U.S. In light of increasing land lease costs and affordability concerns within mobilehome parks and manufactured housing communities, there are an increasing number of homeowners seeking to purchase and manage the parks in which they live. In a ROC, a homeowner continues to own their unit entirely, while possessing a shared interest in the land under it (shared with their neighbors). Mobile and manufactured homeowners form a non-profit entity called a cooperative and either purchase land upfront to establish a community or purchase their existing mobilehome park from a private owner. Since ROCs do not have the same profit incentives as private park owners, they often have lower land leases, greater resident say in common governance, higher resale value, and overall improved housing stability for residents. In California, the Mobilehome Park Homeowner’s Alliance (MHPHOA) has confirmed 176 resident-owned communities representing a total of 34,872 lots.<sup>3</sup>
- 3) *Corporate ownership of mobilehome parks.* According to a report from the U.S. Government Accountability Office (GAO) in 2023, available data suggests “an increase in the number of investors, such as private investors or real estate investment trusts, purchasing manufactured housing communities in recent

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<sup>3</sup> MHPHOA, Resident-Owned Communities (January 2026), Accessible here: <https://mhphoa.com/ca/roc/>.

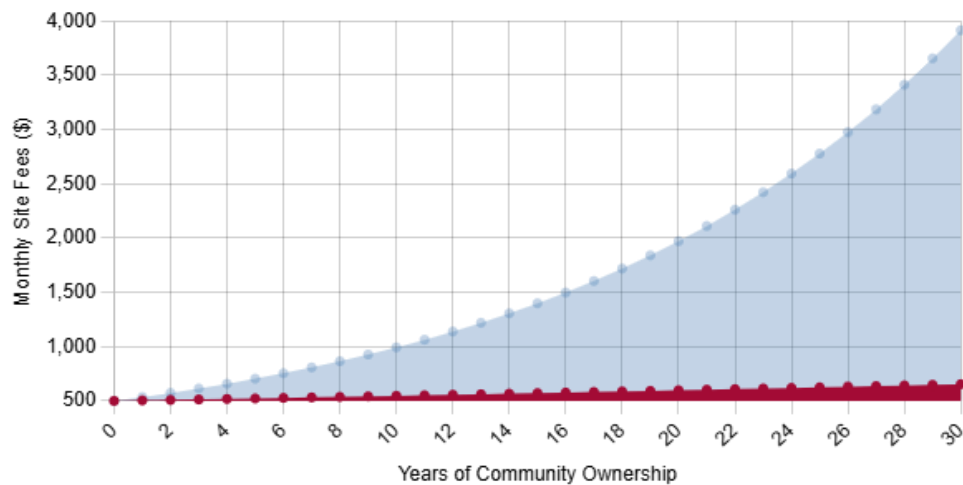
years. For instance, sales of manufactured housing communities grew above prior-year levels in 2020 and 2021. These sales were estimated to range from \$8 billion to \$9.4 billion in 2021, the highest volume recorded in the previous 5 years.<sup>4</sup> Further, 3 of the 4 largest private equity firms own manufactured housing portfolios. Blackstone spent almost \$1 billion between 2018 and 2020 to acquire over 50 parks, with over 10,000 home sites; in 2017, Appollo Global Management bought Inspire Communities, a manufactured home park operator that currently has over 100 parks with almost 24,000 home sites; and in 2020, the Carlyle Group expanded its presence in parks with a \$230 million purchase of four parks, with a total of 1,583 homes, in Arizona.<sup>5</sup>

Reports of homeowner experiences in mobilehome parks often have a few common denominators when their park is acquired by private equity: steeper lot rents, higher rates of eviction, and heightened housing instability. These residents are often put in a precarious situation where they have sunk their hard-earned money into owning their home, but are leasing the land under it; and when private equity balloons their lot lease rates, they are forced to either find some other form of affordable housing (which is increasingly difficult across all communities) or absorb the costs, which many on fixed incomes cannot do.

**Comparing Monthly Site Fees in Resident-owned vs. Commercially-owned Communities<sup>6</sup>**

Key:

- Commercially-owned Communities
- Resident-owned Communities



The graph above is a visual representation of the difference in monthly site fees over time between a ROC-owned and commercially-owned community. Those in ROCs (represented in red) increase by an average of 0.9% each year, while those in commercially-owned communities (represented in blue) increase by an average of 7.1% each year. Those rates can be extrapolated to understand long-term affordability implications on their residents:

<sup>4</sup> U.S. Government Accountability Office. *Manufactured Housing*. September 2023. Accessible here: <https://www.gao.gov/assets/gao-23-105615.pdf>.

<sup>5</sup> Private Equity Stakeholder Project. *PESP Private Equity Manufactured Housing Tracker*. January 2026. Accessible here: <https://pestakeholder.org/pe-sp-private-equity-manufactured-housing-tracker/#globalinvestors>.

<sup>6</sup> ROC-USA. *Why resident-owned communities?* Accessible here: <https://rocusa.org/why-resident-ownership/>.

<b>Comparing Rate Increases in Resident-owned vs. Commercially-owned Communities</b>		
	<b>Resident-owned</b>	<b>Commercially-owned</b>
<i>Percentage Increase</i>	0.9%	7.1%
<i>Starting Monthly Rate</i>	\$600	\$600
<i>Monthly Increase</i>	\$5.40	\$42.60
<i>Annual Increase</i>	\$64.80	\$511.20

Maintaining the same average percentage increase over time, the cost differences become significantly more pronounced, as shown below.

<b>Differences in Monthly Costs Across Communities Over Time</b>		
	<b>Resident-owned</b>	<b>Commercially-owned</b>
<i>Starting Monthly Rate</i>	\$600	\$600
<i>5 years later</i>	\$627.49	\$845.47
<i>15 years later</i>	\$686.31	\$1,678.78
<i>30 years later</i>	\$785.03	\$4,697.16

The scenarios above represent the significant difference in monthly costs over time, with ROCs providing an extreme cost-savings mechanism for residents over the time of their occupancy. Since many mobilehome park residents are older and on fixed incomes, the money they receive each month often cannot keep pace with steeper increases in rates. By taking the profit incentive out of land leases, these residents are afforded greater housing security.

- 4) *Preservation Notice Law (PNL)*. PNL requires that a property owner cannot convert an affordable property to market rate without first providing notice to current and prospective tenants, local and state governments, and potential preservation purchasers (i.e., those who may wish to purchase the development in order to preserve the affordability restrictions). At least 3 years prior to the scheduled expiration of rental restrictions, the owner must provide notice to any prospective tenant at the time he or she is interviewed for eligibility and existing tenants. The owner must provide the second notice at least 12 months prior to conversion, informing recipients of the possibility that the development will convert, that affordability restrictions may be lost, whether other governmental assistance will be available to tenants at the time of conversion,

and that the owner will provide more detailed information at least six months prior to conversion. In addition, the owner must provide HCD and the local government with information on the number of affected units, bedrooms, and tenants, and on the ages and incomes of these tenants. At least 6 months prior to conversion, the owner must then provide these same recipients with a third, more detailed notice.

PNL requires owners of expiring affordable rental properties to accept any market-rate purchase offer from a qualified preservation entity that intends to maintain the property's affordability restrictions. Owners who receive a market-rate purchase offer from a qualified preservation entity who choose not to sell must extend affordability restrictions for an additional five years, at which point they are free to convert all units to market rate. Prior to or concurrent with the delivery of the 12-month notice described above, the owner must notify prospective preservation purchasers who have contacted the owner directly or who are on a list maintained by HCD of the opportunity to submit a purchase offer. The owner is not required to accept any offer but may only accept offers from preservation purchasers for 180 days after the purchase offer notice. If the owner rejects a purchase offer during this time, the owner must give the preservation purchaser who made the offer an opportunity to match and preempt any offer from a non-preservation purchaser accepted during the second 180 days after the purchase offer notice. These requirements and priorities also apply if an owner seeks to sell or otherwise dispose of a property that is eligible for conversion in the next five years.

To qualify as a purchaser of an assisted housing development, an entity must be certified by HCD, based on demonstrated relevant prior experience in California and current capacity, as capable of operating the housing facilities for its remaining life. HCD must establish a process to certify qualified entities and maintain a list of entities that are certified, which shall be updated at least annually. HCD must also monitor compliance with the law.

- 5) *Advance notice for park residents.* This bill would extend noticing provisions contained in PNL for residents of deed-restricted affordable units to apply similarly to mobilehome parks and manufactured home communities.

This bill requires mobilehome park management, at least 240 days prior to making a final unconditional acceptance of an offer, to send a notice to every resident household, the mayor or board of supervisors chair, as specified, the appropriate local public housing authority, and HCD. This bill would also give resident organizations (ROs) 120 days – upon receiving a notice from the park owner that they intend to accept an offer for the sale, lease, or transfer of the

park – to deliver, in writing, a proposed purchase agreement for the park to management, along with a statement that the homeowners of more than 50% of the mobilehomes in the park support the proposed purchase agreement.

This bill stipulates that once a resident organization or its assignee or agent has delivered a proposed purchase agreement in writing to management, management shall consider the proposed purchase agreement and negotiate with the resident organization in good faith to determine whether a mutual agreement can be reached to enable the RO to purchase the park. If management declines the offer, they must provide an explanation as to why in writing. The bill also states that if an RO submits a proposed purchase agreement that matches the price and substantially the same terms and conditions of the initial offer management has conditionally accepted or plans to accept, the RO shall have the right to purchase the park at the price, terms, and conditions of that proposal. Ultimately, this bill is intended to empower resident organizations that otherwise struggle to compete with private equity firms and other private buyers who have considerably more resources.

Recognizing that this bill weighs a delicate balancing act between empowering resident organizations with protecting the legal rights of park owners, amends taken in Senate Judiciary Committee adjusted timelines, as outlined below:

**360 days → 240 days** – minimum number of days for management to give notice to the residents of the MHP that management intends to accept an offer, prior to making a final unconditional acceptance of it.

**180 days → 120 days** – maximum amount of days a resident organization or its assigned agent has, after receiving notice, to submit a proposed purchase agreement, in writing, to management, along with a statement that 50%+ of the residents in the park support submitting the agreement.

**180 days → 120 days** – maximum amount of days allowed for a resident organization, or its assignee, after it has entered into a purchase agreement with management, to arrange all necessary financing, and a commercially reasonable time to close on the sale.

- 6) *Opposition.* Writing in opposition, the California Mobilehome Parkowners Alliance state, “SB 1092 establishes a layered notice and purchase framework that applies to the [sale] of mobilehome parks. Under the bill, park owners are required to engage in a prolonged process with a resident organization or its designee prior to completing a sale, including extended timelines, mandatory negotiation requirements, and a right for residents or a “qualified entity” – as

determined by the Department of Housing and Community Development (HCD) to match the terms of a third-party offer.”

- 7) *Incoming!* This bill was heard in the Senate Judiciary Committee on April 7<sup>th</sup>, 2026, and passed with a vote of 10-2.
- 8) *Let’s be clear.* The committee and author have worked to restructure the bill to ensure greater clarity about the roles and responsibilities of the parties impacted. **The author has agreed to these amendments.**

**Related/Prior Legislation**

**SB 749 (Allen, 2025)** – would have established additional protections for mobilehome owners who live in a mobilehome park in cases of a park being sold, closed, converted to another use, or destroyed by a natural disaster. *This bill was held on the Assembly Appropriations Suspense File.*

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

**POSITIONS:** (Communicated to the committee before noon on Wednesday April 15<sup>th</sup>, 2026.)

**SUPPORT:**

400 Craig Drive Mobile Home Owners Association  
East Bay Housing Organizations  
Golden State Manufactured-home Owners League, INC. (GSMOL)  
Legal Aid of Sonoma County  
Tenants Together  
Urban Habitat

**OPPOSITION:**

California Mobilehome Parkowners Alliance  
Western Manufactured Housing Communities Association