

Synopsis of a Mobile Home Park Owner and Resident

1. There are two property owners: The land owner and the home owners. The land owner rents space on his/her/its land, as well as the gas, water, electric, and sewage infrastructure, and any amenities (laundry rooms, clubhouse, pool, etc.), but does not own the homes. The mobile home owners own their homes. (This is such a key point, absolutely essential that they understand this).

If something in the mobile home breaks, say plumbing, or it needs repair, say a roof leak, the home owner (not the park owner) pays for the repair because of who owns the home. This makes mobile home living different from apartment living.

2. The size of the space rent and the value of mobile homes are proportional to one another, but in a negative sense. When space rents go up, the value of mobile homes go down. When space rent increases go down (actual, or because they rise slower than inflation), then mobile home values can go up (provide homes were maintained, etc.). One of the two property owners should not have the freedom to destroy the property value of the other. Both should be entitled to enjoy their property.

3. If the space rent goes up too much and a mobile home owner cannot pay the space rent, there are likely two things that will happen. The home owner cannot sell his or her home - often the space rent has gotten so high no one else wants to buy into that situation. The home owner abandons his or her home (he or she cannot afford to stay there) and the park owner can file a motion with the court to get that abandoned property (on his/her/its property) for the price of a court filing. They can typically sue the home owner for unpaid rent too. In either case the home owner is on the street looking for a place to live he or she can afford, often leaving the state, or they end up homeless. For apartment renters, they do not lose much of their life savings if they must abandon their apartment.

4. The mobile home resident supports the city through the taxes they pay and volunteer work? They live there, they buy things there. They pay, indirectly, the property taxes on their mobile home park - through the space rent they pay the park owner; it does not come out of the park owners pockets. The park owner does not live there, nor spend his/her/its money there, nor typically do things to promote the city. This is a perfect example of givers versus takers.

5. Per data from the City of Carson and resident owned parks, the cost to maintain a mobile home park is typically \$275 to \$350 per space. Any space rent

above that is profit. The resident owned park is not out to make money, so the association fees are generally close to what it costs to maintain the park.

8. Health and Safety Code, Chapter 1.5. State law 18250: "The Legislature finds and declares that increasing numbers of Californians live in manufactured homes and mobilehomes and that most of those living in such manufactured homes and mobilehomes reside in mobilehome parks. Because of the high cost of moving manufactured homes and mobilehomes, most owners of manufactured homes and mobilehomes reside within mobilehome parks for substantial periods of time. Because of the relatively permanent nature of residence in such parks and the substantial investment which a manufactured home or mobilehome represents, residents of mobilehome parks are entitled to live in conditions which assure their health, safety, general welfare, and a decent living environment, **and which protect the investment of their manufactured homes and mobilehomes.**" This law has not been tested in the courts regarding excessive space rents.