



# DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT DIVISION OF CODES AND STANDARDS

## DIVISION OVERVIEW

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# PROGRAMS

- Mobilehome Parks
- Special Occupancy Parks
- Employee Housing
- Occupational Licensing
- Park Manager Training
- State Housing Law
- Registration and Titling
- Mobilehome Residency Law Protection
- Mobilehome Assistance Center
- Manufactured Housing
- Factory-built Housing



DIVISION OF CODES AND STANDARDS

# MOBILEHOME PARKS & SPECIAL OCCUPANCY PARKS

- Construction Permitting & Inspections
- Complaint Investigations
- Mobilehome Park Maintenance Inspections
- Permits to Operate
- Laws & Regulations



# MOBILEHOME PARKS

- 4,472 Mobilehome Parks in state
- 560,000 MH-units in and outside of Parks, approx. 1.6 million residents
- HCD has enforcement responsibility for 82% of parks for MPM Inspection Program
  - 3,646 MH parks, 295,954 lots
  - 5% parks per year (185 parks, 38,029 lots)
- Construction permit & other inspections
  - 26,266 per year
- 64,295 total MHP inspections per year





DIVISION OF CODES AND STANDARDS

# EMPLOYEE HOUSING

- Permits to Operate
- Pre-Occupancy Inspections
- Complaint Investigations
- Health and Safety
- Laws & Regulations



# SPECIAL OCCUPANCY PARKS (SOPS)

- 716 Special Occupancy Parks in state
- HCD has enforcement responsibility for 82% of SOPs
  - 590 SOPs, 45,540 lots





## DIVISION OF CODES AND STANDARDS

# MOBILEHOME ASSISTANCE CENTER

- Triage & Investigate Complaints
- Receives approximately 3,500 complaints annually
- Referral to local and community resources.
- Provide Outreach and Support



OFFICE OF THE MOBILEHOME OMBUDSMAN

## Mobilehome Assistance Center

### Do you have any of these questions or concerns?

- Are you concerned about possible health or safety issues in your mobilehome park like unsafe sewer, water, electrical, or gas conditions?
- Do you need assistance with the installation, inspection, maintenance, or alteration of manufactured homes, accessory structures, or park grounds?
- Do you suspect unlawful or unlicensed mobilehome sales practices by dealers or salespersons?
- Do you need information on the Mobilehome Residency Law and where to obtain assistance for lease or rent disputes with park management?
- Do you need assistance with your mobilehome ownership documents?
- Are you seeking compensation for a fraudulent mobilehome sale?
- Do you need information on local resources available to you?

**If you've answered "yes" to any of the above, or have similar questions, we can help!**

**Even if we can't help you directly, we can point you in the right direction.**

### Contact the Mobilehome Assistance Center:

Call us: 1.916.263.4742 (Sacramento area)  
1.800.952.5275 (Toll Free)  
1.800.735.2929 (TTD Number)

Email us: [MHassistance@hcd.ca.gov](mailto:MHassistance@hcd.ca.gov)

Find us online: [www.hcd.ca.gov](http://www.hcd.ca.gov)

Write to us at: The Office of the Mobilehome Ombudsman

**Mobilehome Assistance Center**  
Department of Housing and Community Development  
PO Box 278690; Sacramento, CA 95827-8690

The Mobilehome Assistance Center cannot mediate or offer any legal advice on these matters. You should seek or obtain legal advice from a licensed attorney, legal aid, or contact your local government officials for further assistance.

## FIELD OPERATIONS (MP/SOP/EH)

- HCD currently has 52 field inspectors but workload has significantly increased over last decade
- Requesting 10 new PY's - funded by fees
  - 2 administrators (supervision of inspectors)
  - 4 inspectors (inspections, investigations, field monitoring)
  - 4 office staff (administrative duties)





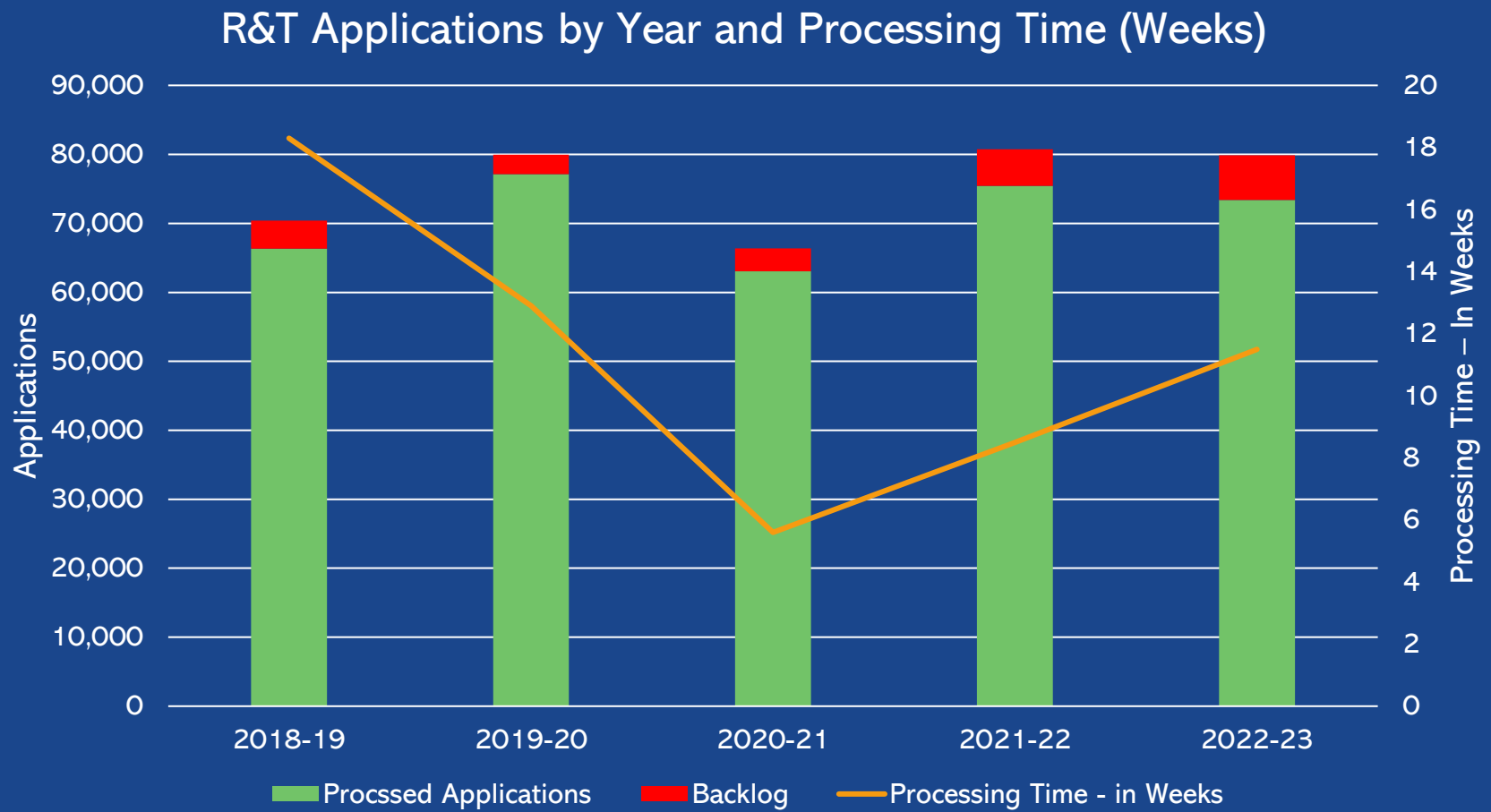
# REGISTRATION AND TITLING

- Registration Operations  
Statewide – for mobilehomes, manufactured homes, commercial modular, and floating homes
- Supported by statutory and regulatory fees;



**Registration**

# REGISTRATION AND TITLING



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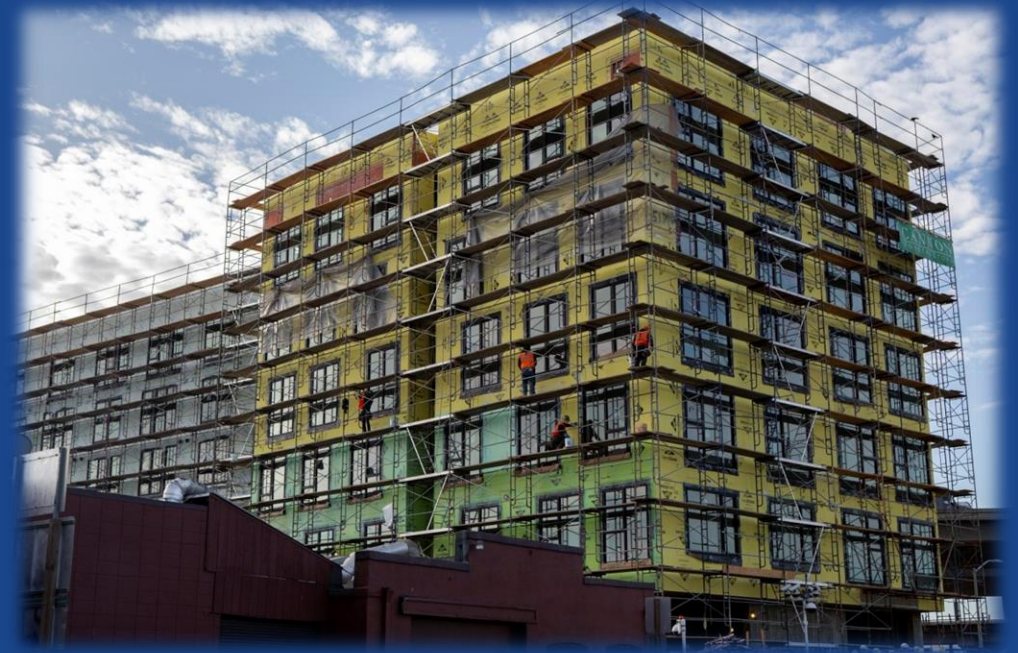
- Approx. 72,000 titling application packages per year
- Approx. 2,000 titling application packages left unprocessed, each year, resulting in a compounding backlog
- Approx. 205,000 annual registration renewals
- Registration and Titling currently has 79.5 authorized positions
- Requesting 4 PYs to increase capacity
  - 3 Associate Governmental Program Analysts
  - 1 Staff Services Manager I





# FACTORY-BUILT HOUSING

- Certify and oversee third-party inspectors and Plan Reviewers
- Conduct Monitoring Audits (worldwide)
- Staffed by one District Representative and an Administrator.
- Requesting 1 PY – dedicated to FBH inspections.



# QUESTIONS & ANSWERS

