

California Mobile Home News

Information of Interest About Mobile Home Park Living

JULY 2026

www.californiamobilehome.news

VOL. 14 NO. 7

Gen Z Isn't Waiting for the Housing Market to Fix Itself

Priced out of traditional homeownership before they ever got started, a growing number of young Californians are choosing manufactured homes and calling it a win. Gen Z entered adulthood in one of the most difficult housing markets in California history. Home prices soared, rents followed, and the traditional path of save, borrow, and buy has become nearly impossible on an average income. Rather than wait it out, a wave of younger buyers is taking a different route, manufactured homes.

For a generation that grew up valuing financial pragmatism over appearances, the appeal is clear. Manufactured homes cost significantly less per square foot than site-built houses, require a smaller down payment and can be owned outright far sooner. HUD-certified models today offer genuine quality with open layouts, modern finishes, energy efficiency without the high six-figure debt load that comes with conventional real estate.

The stigma that once surrounded mobile



homes means little to a generation that researches everything before buying and judges value on substance, not status. They're not settling, they're strategizing. And in a state where the housing shortage shows no sign of reversing, that strategy is looking smarter by the year. ■

Source: *Santiago Financial*

Get Your Skin Summer-Ready With A Few Precautions

Warmer weather calls for more safeguards for skin that protects, hydrates, and keeps your skin balanced through the heat. Summer skin behaves differently. Heat and humidity increase oil production, raise the risk of clogged pores, and intensify UV exposure. Keeping skin protected doesn't need to be complicated, but it does need to be intentional.

Here are a few tips. Apply SPF 30 or higher sunscreen for teens and adults and

SPF 50 or higher for young children whose skin tends to be more sensitive. Sunscreen should be reapplied every two hours or according to your sunscreen's instructions. Ensure that sunscreen is applied to hard-to-reach places such as the back and neck as well as behind the ears, the nose, and tops of feet. If you have plans to be out in the sun all day, be sure to bring a hat or umbrella for shade. Lastly, remember to stay hydrated. Dehydration can worsen the impact on a sunburn, and a sunburn can also make you dehydrated. ■

Source: *www.drkismet.com*



Fraud Prevention Update

Scammers are getting smarter, finding newer ways to steal your hard-earned money, which means you have to get smarter too. Below are some ways to prevent fraud and keep your assets safe.

One of the easiest ways to avoid being scammed is to ignore them. If an unknown contact calls, emails, or texts you and you are not expecting them, do not engage. For emails and texts, never click on any links or reply. Lastly, never send money to someone you do not know.

Scammers have a myriad of ploys they use to try to extract money from you. Some will pretend to be a relative, some

will impersonate government entities such as the IRS or law enforcement, and some will even pretend to be new, romantic interests. Scammers have also been known to use investment scams, tech support scams, and payment app scams.

If you are a victim of a scam, call your banks right away to put a stop on your accounts. It is also worth freezing your credit, which your bank can also help with. With these anti-scam tips, keep your identify and money safe. ■

Source: *The Department of Financial Protection & Innovation*

Introduction

California Mobile Home News provides a forum for sharing information of interest to people who live and work in mobile home park communities in California and anyone else who is interested in knowing more about mobile home living. The California Mobile Home News is sponsored by the Manufactured Housing Educational Trust, a non-profit association that has worked to promote and preserve the mobile home park lifestyle since its incorporation in 1982. Please feel free to copy and distribute this newsletter as it is printed with all attributions and information as originally printed. You are invited to visit our site: www.californiamobilehome.news and participate in the exchange of information on mobile home parks!

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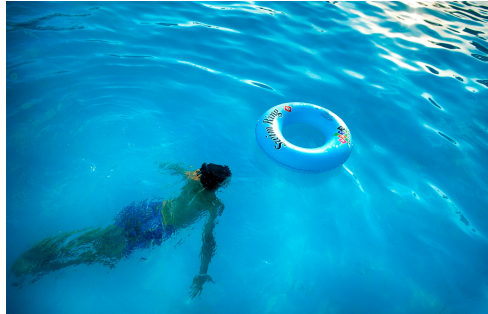
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Pool Safety Tips for Summer

Visiting your local community pool to beat the heat is a classic summertime activity. With school out and temperatures rising, mobile home park residents can expect an uptick in pool usage. While swimming accidents may seem uncommon, they are actually the second leading cause of unintentional injury in children ages five to fourteen. Here are some pool safety tips to make sure your summer fun doesn't turn fatal.

Community pools require that all children be accompanied at the pool. For younger children especially, it is important to stay within arm's reach. While supervising children, try to avoid distractions such as a phone or tablet.

Avoid broken or uncovered pool drains. Pool drains have powerful suction which can trap clothing, hair, or even limbs in the case of small children. Parents and adults should teach children to stay away from all pool drains, even if they are adequately covered. If a drain cover is damaged, immediately report it to your manager or management staff.



Lastly, ensure that you are aware of your pool's rules, posted signage, and safety equipment. Identify where the life ring and/or long pole are; these can be lifesaving. Also take note of where any emergency shut offs are, especially for a hot tub. Many community pools have signs showing pool depth, and diving permissions. Be sure to follow any posted rules.

Safe fun is the best fun. Always remember to be aware of your surroundings where your children playing, to pool rules, to equipment on the premise. ■

Source: *The YMCA*

Mobile Home Residency Law Frequently Asked Questions

Q: Is the park manager allowed to force residents to correct code violations to their homes and spaces before a scheduled inspection by the State Dept. of Housing?

A: The state Department of Housing (HCD) operates a park inspection program with a goal of completing inspections in at least 5% of the parks in the state per year in order to assure that a reasonable level of health and safety is maintained in those parks. The inspection includes the park common facilities, such as lighting, roads, clubhouse, utilities, and other facilities for which the park is responsible, as well as individual home site spaces, including the outside of the homes and accessory structures for which the homeowner is responsible. HCD inspectors do not go inside a home

unless requested to do so by the homeowner. Citations for violations, depending upon how serious, must either be corrected as soon as possible or within 30 to 60 days. Inspectors have the authority to extend the deadline for compliance if the situation warrants it. Homeowners may appeal a citation to HCD if they feel it is unwarranted. (HCD does not have authority to assess fines against homeowners who do not comply.)

Recap:

- **The park manager may urge residents to correct code violations on the outside of their homes or on their spaces, or else the resident may risk citation by HCD. ■**

Source: *California Department of Housing and Community Development (HCD)*

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2. Receive No Cost Services
3. Enjoy the Energy Savings

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Holidays To Observe In July:

July 4 - Independence Day

July 18 - National Ice Cream Day

Resources & Information

Section 8 Rent Assistance

Section 8, also known as Housing Choice Voucher program, is a program that provides rental assistance to qualified renters. You can apply for Section 8 vouchers at any Public Housing Authority office in any county or city of residence.



MHET members support rent subsidies for qualified low-income mobile home owners in non-rent controlled jurisdictions. For more information call **(949) 380-3311**.

Mobilehome Assistance Center

California Department of Housing and Community Development (HCD)
Call TOLL FREE: (800) 952-8356 or visit www.hcd.ca.gov

Southern California Mobilehome Hotline

Call TOLL FREE: (855) 438-6438
For questions specifically related to Southern California mobile home parks located in Orange, Riverside, and San Bernardino Counties, you may call the Southern California Mobilehome Hotline.

