

California Mobile Home News

Information of Interest About Mobile Home Park Living

APRIL 2026

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From Wheels to Walls How Trailers Became Trusted Homes

Manufactured homes have a rich history in the United States, shaped by technology, economics, and the ongoing need for affordable housing. What many don't realize is that today's modern manufactured homes are the result of nearly a century of innovation in factory-built living.

In the 1920s and 1930s, compact "house trailers" provided temporary lodging for travel and recreation, but during the Great Depression, economic necessity transformed these trailers into permanent homes, laying the foundation for a new form of housing.

In the 1940s and 1950s, the United States faced a housing shortage, and trailer manufacturers responded with larger, full-time residences. Organized trailer communities offered an accessible path to homeownership for working families, transforming trailers from temporary shelters into mainstream housing options.

By the 1960s and early 1970s, these homes were bigger, better, and in need of standards. Mobile homes grew in size and comfort, featuring multiple bedrooms, full kitchens, and modern appliances. Rapid expansion, however, led to inconsistent construction, raising safety and quality concerns and highlighting the need for national regulation.

The turning point came in 1976 with the National Manufactured Housing Construction and Safety Standards Act, implemented by the Federal Department of Housing and Urban Development (HUD), which established the first nationwide building standards for factory-built homes. Requirements for structural strength, fire safety, energy efficiency, transportation durability, and proper installation dramatically improved quality, safety, and consumer confidence, officially distinguishing manufactured homes from earlier mobile homes.

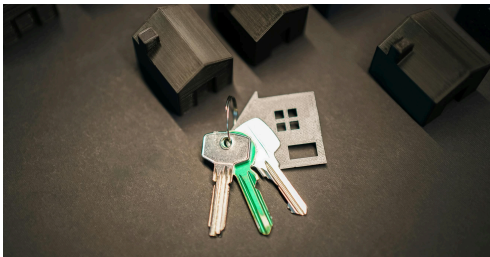


Since the 1980s, manufactured homes have evolved into modern, high-quality residences. Today's models feature open floor plans, residential-style exteriors, energy-efficient construction, and customizable layouts. Built in controlled factory environments, they ensure consistent quality, reduce material waste, and shorten construction timelines.

Manufactured homes now play a vital role in addressing housing affordability, offering first-time buyers, retirees, and families a practical path to homeownership. From trailers to trusted homes, they have evolved into sophisticated, modern housing solutions—and their story continues. ■

Source: mobilehome.com

What Is Unclaimed Property... And Do I have Any?



Each year, millions of dollars in financial assets are transferred to the State of California as unclaimed property. Unclaimed property refers to financial assets that have had no activity or contact from the owner for a period of time, typically three years. It's important to note that California's unclaimed property law applies only to financial assets and does not include real estate.

Common examples include forgotten bank accounts, safe deposit box contents, uncashed cashier's checks or money orders, and refundable utility deposits. When the rightful owner claims the property, the state returns it in the form of a check.

Under California law, corporations, businesses, financial institutions, insurance companies, etc. must annually review their records and report inactive accounts. After the required waiting period, those assets must be transferred to the State Controller's Office for safekeeping until the owner comes forward.

Accounts often become inactive when people move without updating their address, forget about old accounts, or pass away without heirs knowing the assets exist. Before transferring property to the state, the organization holding the funds is required to attempt to contact the owner at their last known address and notify them that the property will be turned over if no response is received. Keeping your contact information up to date can help prevent assets from becoming unclaimed. You can also check whether you have property being held by visiting the California State Controller's Office website (www.sco.gov) or using county "unclaimed property" search tools that allow you to look up current or previous addresses. Happy hunting! ■

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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Getting Started on Spring Cleaning

With the arrival of spring, many homeowners begin preparing for seasonal cleaning and home refresh projects.

A good place to start is by dusting and washing light fixtures and ceiling fans, cleaning windows and window treatments, and deep cleaning carpets and rugs. Wiping down walls and baseboards, refreshing bed linens and curtains, and organizing closets can also help create a cleaner and more comfortable living space. In the kitchen decluttering cabinets and drawers, cleaning the refrigerator and freezer, and servicing major appliances such as the washer, dryer, and dishwasher are worthwhile projects. Other helpful tasks include de-



cluttering a home office, sanitizing trash and recycling bins, deep cleaning bathrooms and grout lines, and cleaning upholstered furniture, wood furniture, and floors. Outdoors, washing patio furniture and tidying outdoor living areas can prepare your home for the warmer months ahead. And don't forget, it's also a great time to clean garden tools, clear dryer vents, and organize digital files and emails. ■

Source: truehomes.com

Have a Happy and Blessed Easter!

"From death came life, from sorrow came joy; this is the hope of Easter."

— Aloo Denish Obiero

"The Easter egg symbolizes our ability to break out of the hardened, protective shell we've surrounded ourselves with."

— Siobhan Shaw

Mobile Home Residency Law Frequently Asked Questions

Q: Can the government force park management to limit the number of people living in a mobilehome?

A: The occupancy standard issue is difficult to solve. The issue has arisen at both the federal and state levels. Legislation has been considered but not enacted to create a "2 persons per bedroom plus 1" standard that is presently only a HUD guideline (e.g., if the home had 1 bedroom, the occupancy standard would be 3 persons; if the home had 2 bedrooms, the standard would be 5 persons, etc.). Proponents argue that occupancy standards are necessary to avoid overcrowding and unhealthy living conditions. Opponents contend that, especially in areas where the cost of housing is high, an occupancy standard may be interpreted as a form of discrimination against persons who can't afford larger homes. Some

cities have attempted to legislate occupancy standards, only to have their ordinances challenged in court. Mobilehomes usually have a design standard established by the manufacturer as the recommended occupancy for the size of the home. The park manager could try to establish an occupancy standard in the park rules based upon the design standard of each home or the HUD guideline, but the rule could possibly be subject to legal challenge.

Recap:

- **The HUD guideline (2 persons per bedroom, plus 1) is a design standard, not a law. ■**

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

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Holidays To Observe In April:

Apr. 1 - Passover

Apr. 5 - Easter Sunday

Apr 15 - Tax Day

Apr. 22 - Earth 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.

