

California Mobile Home News

Information of Interest About Mobile Home Park Living

JUNE 2026

www.californiamobilehome.news

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Staying Ahead of Important Home Repairs

Owning a manufactured home comes with the same rewards and responsibilities as any other home. The good news is that most common repair issues give you fair warning before they become serious.

Start at the ground level, literally. The skirting that wraps around the base of your home does far more than finish the look. It shields your pipes, wiring, and insulation from weather, pests, and temperature extremes. Walk the perimeter a few times a year and look for holes, missing panels, rust, or sections pulling away from their tracks. Any opening that exposes the underside of your home deserves prompt attention.

From there, turn your eyes upward to your windows. Aging windows can be among the most common repair headaches in manufactured housing. Cracked

glass, leaky frames, and windows that stick or won't open are more than annoyances, they can drive up energy costs and quietly allow water to work its way into your walls. One detail worth noting is if several windows or doors on the same side of your home seem out of alignment, foundation movement may be the real culprit, and that calls for a closer look before anything else. It may be time to level your home.

Water has a way of finding its weakest path, and flooring is often where it ends up. Soft or spongy spots underfoot are a telltale sign that moisture has already settled in. Once manufactured home sub-flooring begins to warp, it rarely recovers on its own. Catching it early and replacing damaged sections with water-resistant plywood can prevent the problem from spreading to joists and structural supports.



Finally, keep an eye on your plumbing. Wet spots on walls or floors, unexpected puddles, and visible corrosion on pipes are all signals that something needs attention. Minor accessible leaks can often be handled with basic tools, but anything near electrical components or hidden behind walls calls for a licensed plumber.

Consistent attention to these areas will help keep your manufactured home safe, efficient, and comfortable for years to come. ■

Source: Mobilehome.com

Celebrating the Triumph of the American Spirit

On July 4, 2026, the United States of America turns 250 years old and the birthday belongs to every one of us. Two and a half centuries ago, a group of visionary founders placed their signatures on a document that would change the world. The Declaration of Independence was not merely a political statement, it was a moral promise that human beings are endowed by their creator with unalienable rights, that government exists to serve the people, and that a nation built on those convictions could actually endure. Against every reasonable expectation of history, it has.

The semiquincentennial, officially called America250, is a nationwide celebration inviting citizens from every state, every background, and every generation to pause and take stock of what this country has built. Parades, commemorations, educational programs, and community gatherings will stretch from Maine to Hawaii, from small towns to great cities, each one a reminder that the American story is not written in Washington alone. It is written in schoolhouses and firehouses, in family



businesses and volunteer organizations, in the quiet faithfulness of neighbors who simply show up for one another year after year.

What makes this milestone remarkable is that it is not merely a celebration of the past. It is an invitation to recommit. The same spirit that drove ordinary colonists to dream of something extraordinary still stirs in the American heart. That ingenuity, the generosity, the stubborn hope are not relics. These are living inheritances, and with a single sheet of parchment and 56 signatures, America began the greatest political journey in human history

As fireworks light up the summer sky this July 4th, take a moment to feel the full weight of what you are standing inside. 250 years of courage, sacrifice, aspiration, and resolve to carry it forward well. Happy 250th, America! ■

Source: www.whitehouse.gov

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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Preparing for California Earthquakes



California residents are all familiar with the San Andreas fault, the intersection of tectonic plates stretching across the state. The fault line runs along California's northern coast and makes it way south, curving inland at the Bay Area and ending in Imperial County. For decades, Californians have been awaiting the "Big One," a high magnitude seismic event. Recent swarms of earthquakes in the Southern California region have renewed concern. It is important to know what you can do to stay safe in the event of an earthquake.

If you start to feel shaking, drop to the ground, take cover under a sturdy table like a dining table, and hold on. Do not let go until the shaking stops. For individuals with walkers or wheelchairs, lock your wheels and rollers and cover your neck and head with your arms.

Mobile Home Residency Law Frequently Asked Questions

Q: Does the law require a manager to be on the premises at all times in case of emergencies?

A: No. State law requires a manager or his/her designee to reside in parks with 50 or more spaces, but does not require them to be on the premises 24 hours a day. (Health and Safety Code §18603) It also requires a person to be available by phone, pager, answering machine or answering service, and to reasonably respond in a timely manner to emergencies concerning the operation and maintenance of the park.

If you are not at home, there are still protective measures you can take. If you are in the car, the best thing to do is pull over and apply your parking brake. If you are outside, avoid large objects that could fall such as trees, signs, light posts, large buildings, and power lines.

Have an earthquake survival kit ready. This can be a pre-packed backpack containing supplies including copies of important documents, first aid kit, medical information and medications, small cash bills, flashlight and water. Earthquake kits can also be a larger storage box meant to hold you over if you are stuck in your home. Things to add to your stay-box include a flashlight with extra batteries, trash bags, a bucket, non-perishable food, and enough water for each person for at least three days. The recommended amount is three gallons per person per day. The American Red Cross provides a variety of Emergency Preparedness Kits ranging from \$50 back packs to family and large group supplies. Visit their store site: www.redcross.org/store/emergency-preparedness/earthquake-kits

Earthquakes, like any natural disaster, are hard to predict and impossible to prevent. However, with proper planning, you can remain safe in the event of one. ■

Source: Earthquake Warning California

Recap:

- **The park manager does not have to be on the premises 24 hours a day.**
- **Parks with less than 50 spaces do not require a manager to live on the premises.**
- **The park manager does have to be available by phone or other communication device to respond to health and safety emergencies affecting the park. ■**

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

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Holidays To Observe In June:

June 14 - Flag Day

June 19 - Juneteenth

June 21 - Father's 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.

