

REPORT OF THE CHIEF LEGISLATIVE ANALYST

DATE: September 11, 2026

TO: Honorable Members of the Rules, Elections, and Intergovernmental Relations Committee

FROM: Sharon M. Tso 
Chief Legislative Analyst

Council File No.: 25-0002-S121
Assignment No.: 26-09-0646

SUBJECT: Resolution (Park-Blumenfield) to SUPPORT SB 1093 (Allen)

CLA RECOMMENDATION: Adopt Resolution (Park-Blumenfield) to include in the City's 2025-2026 State Legislative program support for SB 1093 (Allen), the "Post-Disaster Mobilehome Park Community Resident Protections Act of 2026."

SUMMARY

This Resolution (Park-Blumenfield) calls for the inclusion in the City's 2025-2026 State Legislative Program support for SB 1093 (Allen), the "Post-Disaster Mobilehome Park Community Resident Protections Act of 2026."

The Resolution states that after disasters such as wildfires, mobilehome owners can face additional stress and expense due to limits on accessing their properties after the wildfire and uncertainty about whether mobilehome parks will be rebuilt.

BACKGROUND

The 2025 Palisades Fire destroyed almost 500 mobilehome units, displacing hundreds of residents. These residents have faced, not only the loss of the mobilehome units themselves, but also additional stress due to limits on the ability to access their properties and uncertainty about whether the mobilehome parks would be rebuilt or whether the owners would choose to re-purpose the land.

SB 1093 (Allen), the "Post-Disaster Mobilehome Park Community Resident Protections Act of 2026," would: 1) provide enhanced protections to mobilehome residents after disasters, including rules governing access to mobilehome properties, requirements for mobilehome park owners to provide regular status updates, and requirements for a financial analysis prior to requesting approval for change of use, cessation of use, or closure of the mobilehome park; and 2) allow for civil actions against park management that fails to comply with these requirements. A provision in the original proposed legislation that would have potentially required mobilehome park owners to compensate displaced residents if they repurposed their property after a disaster was removed during the legislative process.

SB 1093 was enrolled and presented to the Governor on August 28, 2026. The following persons and/or organizations have expressed support or opposition to the measure:

Support	Opposition
California Rural Legal Assistance Foundation	California Association of Realtors
Golden State Manufactured-home Owners League, INC.	California Mobilehome Parkowners Alliance
LA Supervisor Lindsey Horvath	Western Manufactures Housing Communities Association
Los Angeles City Councilwoman Traci Park/Office of City Councilwoman Traci Park	
Mobile Home Residents Association/Coalition	
Neighborhood Partnership Housing Services, INC.	
Pacific Palisades Community Council	
Pacific Palisades Long Term Recovery Group	
Pacific Palisades Residents Association	
Palisades Bowl Community Group	
ROC USA	
Team Palisades	

BILL STATUS

2/13/2026 Introduced.
8/24/2026 In Senate. Assembly amendments concurred in.
8/28/2026 Enrolled and presented to the Governor.

Louisa Lund

Louisa Lund
Analyst

Attachment: Resolution (Park-Blumenfield)

RESOLUTION

WHEREAS, any official position of the City of Los Angeles with respect to legislation, rules, regulations, or policies proposed to or pending before a local, state, or federal government body or agency must have first been adopted in the form of a Resolution by the City Council; and

WHEREAS, on January 7, 2025, a wildfire and windstorm event unprecedented in scope wreaked destruction across Los Angeles, with the Pacific Palisades, Eaton Canyon, Hurst, and the Hughes Fires burning over 50,000 acres combined throughout the County of Los Angeles and causing loss of life, displaced families and businesses, and tens of billions of dollars in damages; and

WHEREAS, the Palisades fire destroyed almost 500 mobilehome units, displacing hundreds of households; and

WHEREAS, displaced mobilehome residents have faced additional stress and expense due to limits on accessing their properties after the wildfire and uncertainty about whether mobilehome parks would be rebuilt or whether the owners would choose to re-purpose the land; and

WHEREAS, the value lost by a mobilehome owner when a mobilehome park is destroyed in a wildfire is not just the value of the mobilehome, but also the value of the right to the leasehold that the resident previously had in their mobilehome (the "leasehold value"); and

WHEREAS, although insurance covers the loss of the mobilehome itself, it will not cover the loss of the leasehold value; and

WHEREAS, SB 1093 (Allen), the "Post-Disaster Mobilehome Park Community Resident Protections Act of 2026," would: 1) provide enhanced protections to mobilehome residents after disasters (including rules governing access to their properties; requirements for mobilehome park owners to provide regular status updates; and requirements for a more complete financial and environmental analysis prior to requesting approval for change of use, cessation of use, or closure of the mobilehome park), 2) allow for civil actions against park management that fails to comply with these requirements, and 3) require that if displaced residents cannot obtain adequate housing in another mobilehome park, the person or entity responsible for the change of use shall be responsible for paying displaced residents for the leasehold value lost;

NOW, THEREFORE, BE IT RESOLVED, that by the adoption of this Resolution, the City of Los Angeles hereby includes in its 2025-2026 State Legislative Program SUPPORT for SB 1093 (Allen), the "Post-Disaster Mobilehome Park Community Resident Protections Act of 2026," which provides additional protections for mobilehome residents displaced by wildfire or other disaster.

PRESENTED BY:


TRACI PARK

SECONDED BY:



Councilmember, 11th District

SMF:LL


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ORIGINAL