

REPORT OF THE CHIEF LEGISLATIVE ANALYST

DATE: September 8, 2025

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

FROM: Sharon M. Tso
Chief Legislative Analyst

Council File: 25-0002-S80
Assignment No: 25-09-0751

SUBJECT: Resolution (Park – Blumenfield) to Support Senate Bill 749 (Allen – Wahab)

CLA RECOMMENDATION: Adopt Resolution (Park – Blumenfield) to include in the City’s 2025-2026 State Legislative Program, SUPPORT for SB 749 (Allen – Wahab), which would require that management provide lengthened notice prior to the closure or change of use of a mobilehome park, specified entities be offered the opportunity to purchase prior to a change or sale, and establish that a resident is not obligated to pay rent during the time they are unable to live in the mobilehome following a wildfire or natural disaster.

SUMMARY

Resolution (Park – Blumenfield) introduced on August 22, 2025, informs that the January 2025 wildfires and windstorm event burned over 50,000 acres throughout Los Angeles County, causing loss of life, displacement of residents and businesses, and financial damages. The Motion states that the Tahitian Terrace and Palisades Bowls mobilehome parks were destroyed, displacing residents of more than 300 homes. The Resolution further states that mobilehomes are the largest source of unsubsidized affordable housing in the country and provide homeownership opportunities. The Resolution notes that mobilehome parks are at increasing risk of closure, exacerbated by the impacts of wildfires. The Resolution, therefore, seeks an official position of the City of Los Angeles to support SB 749 which provides additional protections for mobilehome residents.

BACKGROUND

Mobilehome Residency Law and other specified laws establish requirements for permits, fees, and responsibilities of park operators and enforcement agencies, and govern the terms and conditions of residency in mobilehome parks. Current law requires that when a park owner makes certain changes associated with termination to a subsidy contract, expiration of rental restrictions, or prepayments on assisted housing development, they provide notice to each affected tenant household and affected public entities.

In the case that a change in use does not require any local government permits, current law requires that notice be given at minimum 12 months in advance. SB 749 would require that should there be a proposed closure, cessation, or change of use, a park owner or its representative, defined as “management,” must provide notice at minimum, 12 months in advance and again at six months in advance. This bill would allow for injunctive relief to any

public entity or affected tenant, including a group of affected tenants, and allow for attorney's fees and costs to be awarded to a prevailing plaintiff.

Management would be required to provide qualified entities an opportunity to purchase the park prior to pursuing closure, cessation, or change in use. Qualified entities, as determined by the Department of Housing and Community Development (HCD), must be a resident organization of the park, a local nonprofit organization, a public agency, a regional or national nonprofit organization, or a regional or national public agency. Notice of the opportunity to purchase shall be given, at minimum, 12 months in advance.

All offers must be received within 270 days and management shall have 90 days to notify HCD of all bona fide offers and accept an offer. If no offers are received, management may sell the property to any buyer, maintain ownership, or pursue closure, cessation, or change of use.

SB 749 establishes that a "previous homeowner," a homeowner with a valid tenancy in a mobilehome park at the time of a wildfire or a natural disaster, is not obligated to pay rent for their tenancy during the time that they are unable to live in the park following the wildfire or natural disaster.

This bill aims to preserve mobilehome parks and adds protections to individuals who are displaced following a wildfire or natural disaster.

DEPARTMENT NOTIFIED

Housing Department

BILL STATUS

08/29/25	Hearing: Held in committee and under submission
08/20/25	Set for first hearing. Placed on Appropriations Committee, suspense file.



Dora Huerta
Analyst

RULES, ELECTIONS, INTERGOVERNMENTAL RELATIONS

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 Tahitian Terrace and Palisades Bowls mobilehome parks were destroyed in the January wildfires, displacing residents of more than 300 homes; and

WHEREAS, wildfires remain a threat to mobilehome park residents in many areas of the City of Los Angeles; and

WHEREAS, mobilehomes are the largest source of unsubsidized affordable housing in the country and provide important homeownership opportunities for many Californians; and

WHEREAS, mobilehome parks are at increasing risk of closure, exacerbated by the impacts of wildfires; and


WHEREAS, it is often cost prohibitive to relocate mobilehomes; and

WHEREAS, mobilehome owners whose homes are located in a mobilehome park must pay rent and fees for the use of the land and any community spaces; and

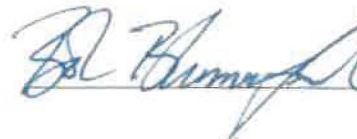
WHEREAS, SB 749 (Allen-Wahab) would help to preserve mobilehome parks and protect mobilehome park residents by 1) lengthening tenant notice requirements for the proposed closure or change of use of a mobilehome park; 2) requiring qualified entities be given an opportunity to purchase and continue operation of a mobilehome park proposed for closure; and 3) providing that mobilehome park residents are not required to pay rent during the time they are unable to live in a mobilehome park following a wildfire or other natural disaster;

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 749 (Allen – Wahab), *an act to amend Sections 798.56 and 798.62 of the Civil code, and to add Section 65863.15 to the Government code, relating to housing* that would add protections for mobilehome parks that are at risk of closure or conversion and provide rent relief to mobilehome park residents displaced by natural disasters.

PRESENTED BY:


TRACI PARK
Councilmember, 11th District

SECONDED BY:




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