

HCD's Mobilehome Park Resident Ownership Program

Background

The Mobilehome Park Resident Ownership Program (MPROP), enacted in 1984 (SB 2240, Seymour), is administered by the Department of Housing and Community Development (HCD). MPROP offers loans to homeowner organizations and low-income park residents to help finance conversion of mobilehome parks to resident ownership. Detailed information is available at www.hcd.ca.gov/fa/mprop/ or at (916) 445-0110.

Purpose: There are about 4,700 mobilehome parks in California providing housing to approximately 750,000 or more residents, many of whom are low and moderate income families and seniors. Over the years, rents have increased in many parks to the point where some low-income residents fear economic eviction. Other parks have closed to make way for new development, such as hotels or shopping centers, resulting in the loss of affordable housing and physical displacement of some residents. Many of these residents cannot afford to move their homes to another park, vacancies in most parks are rare, and many parks will not accept older mobilehomes even if there are vacant spaces available. Hence, where resident or non-profit purchase of the park is an option, MPROP funds, where available, help to preserve affordable "at-risk" housing.

How MPROP Works: MPROP does not fund the full cost of a conversion to resident ownership. MPROP basically provides homeowners' associations 3% simple interest loans and shorter-term "bridge" loans for costs of park conversions, and long-term loans up to 30 years for individual low-income residents (defined as households with up to 80% of median income for the area). Two-thirds of the park residents must support resident ownership of the park in order for a conversion to be eligible for MPROP funding. Payments for some low-income individuals may be deferred. Individual homeowners who do not qualify for MPROP must secure their own private financing. But MPROP indirectly benefits them as well. By providing conversion and "bridge" loans and individual low-income loans, MPROP often provides the needed margin of financial support necessary to assure that a combined financing package will work to help fashion a successful conversion. In 1999, the Legislature also broadened the scope of MPROP to allow qualified non-profit housing and local government sponsors to be eligible for funding if at least 30% of the spaces in a proposed mobilehome park are occupied by low-income households.

How MPROP is Funded: MPROP is funded by an annual \$5 surcharge on mobilehome owners, who are subject to state vehicle license fees (VLF), and revenues from MPROP loan repayments, which totals about \$2.5 - 3 million in funding a year.

MPROP Parks: As of December 2008, MPROP has helped to fund 77 mobilehome park conversions over 24 years – parks with more than 12,000 lots. Over 3,000 of those spaces are occupied by “low-income” residents. See the attached list.

#

Mobilehome Park Resident Ownership Program (MPROP) Funded Listing – 1985-2008

<p>ANCHOR DOWN MOBILE ESTATES (37-0236-MP) 240- 60 E BRADLEY AVE EL CAJON, CA 92021 999-785-0988</p>	<p>Park Information Jurisdiction*: SAN DIEGO MobileHome Spaces: 68 Low Income Spaces: 32 MPROP Funded: 2006</p>	<p>Operated By ANCHOR DOWNS OWNERS ASSOC, INC. 100 S. OLA VISTA #E SAN CLEMENTE, CA 92672 Non-Profit Stock</p>
<p>APACHE MOBILEHOME PARK (36-0478-MP) 56524 29 PALMS HIWY YUCCA VALLEY, CA 92284 760-365-3853</p>	<p>Park Information Jurisdiction*: HCD MobileHome Spaces: 136 Low Income Spaces: 87 MPROP Funded: 2000</p>	<p>Operated By APACHE MOBILEHOME PARK OWNERS ASSOCIATION C/O LES FRAME MANAGEMENT INC 725 5TH ST STE 4 HERMOSA BEACH, CA 90254 Non-Profit Stock</p>
<p>ARBOR TP(42-0004-MP) 4725 9TH ST CARPINTERIA, CA 93013 805-684-7059</p>	<p>Park Information Jurisdiction*: HCD MobileHome Spaces: 45 Low Income Spaces: 25 MPROP Funded: 1990</p>	<p>Operated By ARBOR TRAILER PARK C/O LES FRAME ENTERPRISES INC 725 5TH ST #4 HERMOSA BEACH, CA 90254 Non-Profit Co-op</p>

BEACHCOMBER MHP CO OP INC
(44-0082-MP)
2627 MATTISON LN
SANTA CRUZ, CA 95062
408-464-8026

Park Information
Jurisdiction*: HCD
MobileHome Spaces: 73
Low Income Spaces: 60
MPROP Funded: 1994

Operated By
RESIDENT OWNED COOPERATIVE
C/O EL RIO MHP
2120 N PACIFIC AVE
SANTA CRUZ, CA 95060
Limited Equity Housing Co-op

BLUE SKIES VILLAGE(33-0477-MP)
70 260 HWY 111
RANCHO MIRAGE, CA 92270
619-328-2600

Park Information
Jurisdiction*: RANCHO MIRAGE
MobileHome Spaces: 141
Low Income Spaces: 23
MPROP Funded: 1989

Operated By
BLUE SKIES HOMEOWNERS
ASSOCIATION
70-260 HWY 111
RANCHO MIRAGE, CA 92270
Condo

CASA DEL SOL
(57-0003-MP/57-0015-MP)
621 & 709 EAST ST
WOODLAND, CA 95776
530-666-0262

Park Information
Jurisdiction*: HCD
MobileHome Spaces: 171
Low Income Spaces: 136
MPROP Funded: 2001

Operated By
COMMUNITY HOUSING
OPPORTUNITIES COP.
1490 DREW AVE STE. 160
DAVIS, CA 95616
Non-Resident Owned Non-Profit

CASA NOVA MHP(48-0060-MP)
2701 MARTIN RD
FAIRFIELD, CA 94533
707-425-4475

Park Information
Jurisdiction*: HCD
MobileHome Spaces: 131
Low Income Spaces: 25
MPROP Funded: 1996

Operated By
CASA NOVA MOBILEHOME PARK
INC
2701 MARTIN RD
FAIRFIELD, CA 94533
Non-Profit Corp.

CASITAS DEL SOL(37-1019-MP)
1219 BARHAM DR
SAN MARCOS, CA 92069
619-669-0099

Park Information
Jurisdiction*: SAN MARCOS
MobileHome Spaces: 195
Low Income Spaces: 38
MPROP Funded: 1989

Operated By
CASITAS DEL SOL ACQUISITION
ASSOCIATION
1219 E. BARHAM DRIVE
SAN MARCOS, CA 92078
Condo

**CEDARWOOD MH COMMUNITY
(34-0108-MP)**
8665 GERBER RD
SACRAMENTO, CA 95828
916-682-2125

Park Information
Jurisdiction*: HCD
MobileHome Spaces: 192
Low Income Spaces: 37
MPROP Funded: 1996

Operated By
CEDARWOOD MOBILEHOME PARK I
8665 GERBER RD
SACRAMENTO, CA 95828
Resident Stock Ownership

**CHAMPAGNE VILLAGE
(37-0362-MP)**
8975 LAWRENCE WELK BLVD
ESCONDIDO, CA 92026-6403
619-749-8008

Park Information
Jurisdiction*: SAN DIEGO
MobileHome Spaces: 457
Low Income Spaces: 20
MPROP Funded: 1986

Operated By
CHAMPAGNE VILLAGE
8975-461 LAWRENCE WELK DR
ESCONDIDO, CA 92026-6403
Condo

**CHEROKEE MOBILE GARDEN
(30-0115-MP)**
235 S BEACH BLVD
ANAHEIM, CA 92804
714-821-3541

Park Information
Jurisdiction*: HCD
MobileHome Spaces: 173
Low Income Spaces: 41
MPROP Funded: 1985

Operated By
CHEROKEE MHOA
C/O 100 S. CHAPARRAL CT #140
ANAHEIM, CA 92804
Non-Profit Stock

**CHUMASH VILLAGE HOMEOWNERS
ASSOC (40-0166-MP)**
3057 SOUTH HIGUERA STREET
SAN LUIS OBISPO, CA 93401
805-544-1290

Park Information
Jurisdiction*: HCD
MobileHome Spaces: 235
Low Income Spaces: 35
MPROP Funded: 1986

Operated By
CHUMASH VILLAGE HOA
3057 S HIGUERA ST
SAN LUIS OBISPO, CA 93401
Condo

<p>CREEKSIDE ESTATES Fairfield (Solano Co.) MPROP, but no HCD Codes & Standards listing</p>	<p>Park Information MH Spaces: 415 Low Income Spaces: 116 MPROP funded: 1985</p>	<p>Operated By n/a</p>
<p>CULVER CITY TERRACE (19-0044-MP) 11250 PLAYA ST CULVER CITY, CA 90230 213-398-3761</p>	<p>Park Information Jurisdiction*: HCD MobileHome Spaces: 117 Low Income Spaces: 58 MPROP Funded: 1989</p>	<p>Operated By CULVER CITY MOBILE HOA C/O LES FRAME ENTERPRISES INC 725 5TH ST #4 HERMOSA BEACH, CA 90254 Non-Profit Stock</p>
<p>EL DORADO PALMS ESTATES COMMUNITY ASSOC INC.(33-0411-MP) 6000 E PALM CANYON DR PALM SPRINGS, CA 92264 760-328-2215</p>	<p>Park Information Jurisdiction*: HCD MobileHome Spaces: 377 Low Income Spaces: 3 MPROP Funded: 2003</p>	<p>Operated By EL DORADO PALMS ESTATES COMM ASST, INC 255 NORTHEL CIELO RD STE. 140 #286 PALM SPRINGS, CA 92262 Condo</p>
<p>EL RIO MHP(44-0008-MP) 2120 N PACIFIC AVE SANTA CRUZ, CA 95060 831-423-9494</p>	<p>Park Information Jurisdiction*: HCD MobileHome Spaces: 91 Low Income Spaces: 46 MPROP Funded: 1987</p>	<p>Operated By RESIDENT OWNED COOPERATIVE C/O EL RIO MHP 2120 N PACIFIC AVE SANTA CRUZ, CA 95060 Limited Equity Housing Co-op</p>

<p>GOLF GREENS MH ESTATES (34-0153-MP) 8665 FLORIN RD #186 SACRAMENTO, CA 95828 916-383-1453</p>	<p>Park Information Jurisdiction*: HCD MobileHome Spaces: 185 Low Income Spaces: 35 MPROP Funded: 1990</p>	<p>Operated By 8665 FLORIN ROAD HOA 8665 FLORIN RD BOX 187 SACRAMENTO, CA 95828 Limited Equity Housing Co-op</p>
<p>GRANDVIEW MHP(19-0261-MP) 24100 PENNSYLVANIA AVE LOMITA, CA 90717 213-539-2582</p>	<p>Park Information Jurisdiction*: HCD MobileHome Spaces: 40 Low Income Spaces: 24 MPROP Funded: 1988</p>	<p>Operated By GRANDVIEW MOBILEHOME PARK INC/ STEVE CAMMARATA 25039 NARBONNE AVE LOMITA, CA 90717 No-Profit Stock</p>
<p>HACIENDA FAMILY PARK (37-0065-MP) 145 E AVIATION RD FALLBROOK, CA 92028-3343 619-723-9473</p>	<p>Park Information Jurisdiction*: SAN DIEGO MobileHome Spaces: 25 Low Income Spaces: 23 MPROP Funded: 1990</p>	<p>Operated By HACIENDA FAMILY PARK INC 145 E AVIATION RD., #2 FALLBROOK, CA 92028 Resident Co-op Ownership</p>
<p>HEALDSBURG RIVERVIEW OWNERS ASSOCIATION (49-0096-MP) 97 KENNEDY LN HEALDSBURG, CA 95448 707-588-8698</p>	<p>Park Information Jurisdiction*: HCD MobileHome Spaces: 47 Low Income Spaces: 18 MPROP Funded: 2008</p>	<p>Operated By HEALDSBURG RIVER VIEW ESTATES, LLC C/O SALLY KINDT 5880 COMMERCE BLVD #212 ROHNERT PARK, CA 94928 Subdivision</p>

**HIDDEN HILLS MOBILODGE
(40-0106-MP)**

650 TANK FARM RD
SAN LUIS OBISPO, CA 93401
805-543-7750

Park Information

Jurisdiction*: HCD
MobileHome Spaces: 35
Low Income Spaces: 35
MPROP Funded: 1991

Operated By

JUDY BLOOMQUIST
11387 N. MOORE RD.
ELFRIDA, AZ 85610
Non-Profit Stock

HIGHLANDS MHP(37-0835-MP)

7467 MISSION GORGE RD
SANTEE, CA 92071
619-449-7411

Park Information

Jurisdiction*: HCD
MobileHome Spaces: 306
Low Income Spaces: 57
MPROP Funded: 1995

Operated By

HIGHLANDS MOBILEHOME
COMMUNITY ASSOCIATION
100 N HOPE AVE SUITE 1
SANTA BARBARA, CA 93110
Non-Profit Stock

HOLIDAY PARK(42-0078-MP)

1212 PUNTA GORDA ST
SANTA BARBARA, CA 93101
805-687-1100

Park Information

Jurisdiction*: HCD
MobileHome Spaces: 23
Low Income Spaces: 15
MPROP Funded: 1988

Operated By

JEFF WAXMAN
114 W MISSION ST.
SANTA BARBARA, CA 93101
Limited Equity Housing Co-op

**HOLLYWOOD BEACH MHP
(56-0123-MP)**

4501 W CHANNEL ISLAND BLVD
OXNARD, CA 93035
805-208-9299

Park Information

Jurisdiction*: HCD
MobileHome Spaces: 96
Low Income Spaces: 43
MPROP Funded: 2004

Operated By

J D MCGRATH RANCH CO
4501 W CHANNEL ISLANDS BLVD
OXNARD, CA 93035
Condo/Resident Non-Profit Corp.

JOSHUA SPRINGS(33-0546-MP)

18070 LANGLOIS RD
DESERT HOT SPRINGS, CA 92240
619-345-4770

Park Information

Jurisdiction*: RIVERSIDE
MobileHome Spaces: 105
Low Income Spaces: 16
MPROP Funded: 1989

Operated By

JOSHUA SPRINGS MOBILE HOA
18070 LANGLOIS RD
DESERT HOT SPRINGS, CA 92240
Non-Profit Stock

**KAY MAR SENIOR MHP
(49-0098-MP)**
515 W COLLEGE AVE
SANTA ROSA, CA 95401
707-526-1020

Park Information
Jurisdiction*: HCD
MobileHome Spaces: 33
Low Income Spaces: 19
MPROP Funded: 1996

Operated By
KAY MAR WAY INC
C/O BURBANK HOUSING MGMT
CORP
790 SONOMA AVE
SANTA ROSA, CA 95404
Non-Profit Corp.

**LAKE JENNINGS PARK ESTATES
(37-0770-MP)**
9500 HARRITT RD
LAKESIDE, CA 92040-3538
619-443-4453

Park Information
Jurisdiction*: SAN DIEGO
MobileHome Spaces: 282
Low Income Spaces: 39
MPROP Funded: 1989

Operated By
LAKE JENNINGS PARK ESTATES
INC.
9500 HARRITT DR
LAKESIDE, CA 92040-3538
Non-Profit Stock

LA MOREE MH ESTATES(37-1182-MP)
1175 LA MOREE RD
SAN MARCOS, CA 92069
619-743-8855

Park Information
Jurisdiction*: SAN MARCOS
MobileHome Spaces: 122
Low Income Spaces: 10
MPROP Funded: 1994

Operated By
P&K CONDO MANAGEMENT INC
PO BOX 463100
ESCONDIDO, CA 92046-3100
Condo

LAS TRES PALMAS(27-0036-MP)
31 OLD SAN JUAN ROADS
WATSONVILLE, CA 95076
408-778-0276

Park Information
Jurisdiction*: HCD
MobileHome Spaces: 21
Low Income Spaces: 22
MPROP Funded: 1996

Operated By
LAS TRES PALMAS COOPERATIVE
C/O SCPM
16500 MONTEREY RD STE 120
MORGAN HILL, CA 95037
Limited Equity Housing Co-op

LEISUREVILLE MHP(57-0057-MP)

1313 E GIBSON RD
WOODLAND, CA 95776
530-662-1477

Park Information

Jurisdiction*: HCD
MobileHome Spaces: 150
Low Income Spaces: n/a
HCD-administered HOME Fund

Operated By

LEISUREVILLE COMMUNITY ASSOC
1313 E GIBSON RD
WOODLAND, CA 95776

MADRID MANOR HOA(37-1594-MP)

1401 EL NORTE PKWY
SAN MARCOS, CA 92069
619-753-0033

Park Information

Jurisdiction*: SAN MARCOS
MobileHome Spaces: 330
Low Income Spaces: 15
MPROP Funded: 1985

Operated By

MADRID MANOR HOA
1401 EL NORTE PKWY
SAN MARCOS, CA 92069
Condo

**MARIN VALLEY MOBILE COUNTRY CLUB
(21-0012-MP)**

100 MARIN VALLEY DR
NOVATO, CA 94549
415-883-5911

Park Information

Jurisdiction*: HCD
MobileHome Spaces: 313
Low Income Spaces: 228
MPROP Funded: 2008

Operated By

NOVATO FINANCE
C/O MARIN VALLEY MOBILE
COUNTRY CLUB
100 MARIN VALLEY DR
NOVATO, CA 94949

MARINELAND MHP(19-0209-MP)

531 PIER AVE
HERMOSA BEACH, CA 90254
310-374-6161

Park Information

Jurisdiction*: HCD
MobileHome Spaces: 60
Low Income Spaces: 26
MPROP Funded: 2008

Operated By

MILLENNIUM HOUSING CORP
C/O HAVEN MANAGEMENT SVCS
1910 S ARCHIBALD AVE STE J
ONTARIO, CA 91761

<p>MONARCH PINES(27-0085-MP) 700 BRIGGS AVE PACIFIC GROVE, CA 93950 408-375-0220</p>	<p>Park Information Jurisdiction*: HCD MobileHome Spaces: 103 Low Income Spaces: 9 MPROP Funded: 1989</p>	<p>Operated By MONARCH PINES HOA 700 BRIGGS AVE PACIFIC GROVE, CA 93950 Non-Profit Co-op</p>
<p>MOUNTAIN BROOK MP(44-0013-MP) 6011 SCOTTS VALLEY DR SCOTTS VALLEY, CA 95066-3225 831-438-5541</p>	<p>Park Information Jurisdiction*: HCD MobileHome Spaces: 44 Low Income Spaces: 10 MPROP Funded: 1991</p>	<p>Operated By MOUNTAIN BROOK OF SCOTTS VALLEY HOA INC 100 N HOPE AVE NO. 1 SANTA BARBARA, CA 93110 Non-Profit Stock</p>
<p>MT SHADOWS MH ESTATES (37-0954-MP) 1750 W CITRACADO PKWY ESCONDIDO, CA 92029 619-738-4718</p>	<p>Park Information Jurisdiction*: ESCONDIDO MobileHome Spaces: 209 Low Income Spaces: 25 MPROP Funded: 1990</p>	<p>Operated By ESCONDIDO COMMUNITY DEVELOPMENT COMMISSION ATTN: TERESA GRAHAM, HOUSING DIVISION 201 N. BROADWAY ESCONDIDO, CA 92025 Condo</p>
<p>NILES EAST MHP(15-0281-MP) 8500 KERN CANYON RD BAKERSFIELD, CA 93306 805-366-8112</p>	<p>Park Information Jurisdiction*: HCD MobileHome Spaces: 139 Low Income Spaces: 73 MPROP Funded: 2002</p>	<p>Operated By RESIDENT OWNED PARKS INC 7420 GREENHAVEN DR, SUITE 125 SACRAMENTO, CA 95831 3rd Party Non-Profit – Sr. Park</p>

NU WAY MHP(19-1426-MP)

401 W CARSON ST
 CARSON, CA 90745
 213-925-2510

Park Information

Jurisdiction*: HCD
 MobileHome Spaces: 39
 Low Income Spaces: 20
 MPROP Funded: 1989

Operated By

NUWAY MOBILE HOA
 401 W CARSON ST BOX 40
 CARSON, CA 90745
 Non-Profit Stock

**OAK FOREST MOBILE ESTATES LTD
(19-1493-MP)**

32100 TRIUNFO CANYON RD
 WESTLAKE VILLAGE, CA 91361
 818-991-0311

Park Information

Jurisdiction*: HCD
 MobileHome Spaces: 98
 Low Income Spaces: 30
 MPROP Funded: 1989

Operated By

OAK FOREST MOBILE ESTATES
 HOMEOWNERS ASSOCIATION
 ATTN: TISH MATTHEWS
 PO BOX 5098
 WESTLAKE VILLAGE, CA 91359
 Planned Unit Development Subdiv.

ORANGE TREE MHP(37-0492-MP)

521 ORANGE AVE
 CHULA VISTA, CA 91911
 619-425-1017

Park Information

Jurisdiction*: CHULA VISTA
 MobileHome Spaces: 152
 Low Income Spaces: 75
 MPROP Funded: 1985

Operated By

CITY OF CHULA VISTA
 276 4TH AVE
 CHULA VISTA, CA 91910
 Condo

**QUAIL RUN MOBILE ESTATES
(40-0211-MP)**

1400 QUAIL RUN DR
 PASO ROBLES, CA 93446
 805-238-2999

Park Information

Jurisdiction*: HCD
 MobileHome Spaces: 310
 Low Income Spaces: 24
 MPROP Funded: 1990

Operated By

MARK IV SYSTEMS
 PO BOX 1988
 ATASCADERO, CA 93423
 Condo

PACIFIC ESTATES(48-0049-MP)

300 PACIFIC AVE
 FAIRFIELD, CA 94533
 707-425-0254

Park Information

Jurisdiction*: HCD
 MobileHome Spaces: 175
 Low Income Spaces: 15
 MPROP Funded: 1997

Operated By

PACIFIC ESTATES RESIDENTS
 ASSOCIATION
 300 PACIFIC AVE
 FAIRFIELD, CA 94533
 Non-Profit Corp.

**PACIFIC FAMILY MHP CO OP
(44-0001-MP)**

1730 COMMERCIAL WAY
 SANTA CRUZ, CA 95062
 831-438-5725

Park Information

Jurisdiction*: HCD
 MobileHome Spaces: 33
 Low Income Spaces: 33
 MPROP Funded: 2005

Operated By

THE JOHN STEWART COMPANY
 104 WHISPERING PINES DR
 STE 200
 SCOTTS VALLEY, CA 95066
 Non-Resident Owned Non-Profit

**PECAN PARK MH ESTATES
(37-0671-MP)**

14215 PECAN PARK LN
 EL CAJON, CA 92021-2705
 619-758-0572

Park Information

Jurisdiction*: SAN DIEGO
 MobileHome Spaces: 128
 Low Income Spaces: n/a
 MPROP Funded: 1999

Operated By

PECAN COMMUNITY ASSOCIATION
 14215 PECAN PARK LANE
 EL CAJON, CA 92021
 Non-Profit Stock

PLEASANT ACRES MP(44-0039-MP)

1770 17TH AVE
 SANTA CRUZ, CA 95062
 831-438-5725

Park Information

Jurisdiction*: HCD
 MobileHome Spaces: 65
 Low Income Spaces: 54
 MPROP Funded: 2006

Operated By

THE JOHN STEWART COMPANY
 104 WHISPERING PINES DR
 STE 200
 SCOTTS VALLEY, CA 95066
 Non-Resident Owned Non-Profit

**POINSETTA MOBILEHOME PARK
(37-11221-MP/37-11382-MP)**
13648 EDGEMOOR STREET
POWAY, CA 92064
858-748-4570

Park Information
Jurisdiction*: HCD
MobileHome Spaces: 262
Low Income Spaces: 105
MPROP Funded: 1987

Operated By
WAKELAND HOUSING &
DEVELOPMENT CORP
13648 EDGEMOOR ST
POWAY, CA 92064
COndo

PORTOLA PALMS MHP(33-0407-MP)
43 155 PORTOLA AVE
PALM DESERT, CA 92660
619-346-2215

Park Information
Jurisdiction*: HCD
MobileHome Spaces: 142
Low Income Spaces: 28
MPROP Funded: 1991

Operated By
PORTOLA PALMS HOA
PO BOX 799
RANCHO MIRAGE, CA 92270
Condo

**RANCHO ADOLFO MOBILEHOME
ESTATES(56-0167-MP)**
1055 ADOLFO RD
CAMARILLO, CA 93012
805-484-2734

Park Information
Jurisdiction*: CAMARILLO
MobileHome Spaces: 250
Low Income Spaces: 8
MPROP Funded: 1994

Operated By
RANCHO ADOLFO MOBILEHOME
ESTATES HOA
1055 ADOLFO RD
CAMARILLO, CA 93012
Planned Unit Development Subdiv.

**RANCHO CARLSBAD OWNERS
ASSOCIATION(37-1028-MP)**
5200 EL CAMINO REAL
CARLSBAD, CA 92008
760-438-0332

Park Information
Jurisdiction*: CARLSBAD
MobileHome Spaces: 504
Low Income Spaces: 46
MPROP Funded: 1996

Operated By
RANCHO CARLSBAD OWNERS
ASSOC
5200 EL CAMINO REAL
CARLSBAD, CA 92008
Condo

RANCHO DEL AVION(30-0244-MP)
32742 ALIPAZ ST
SAN JUAN CAPISTRANO, CA 92675
949-661-8395

Park Information
Jurisdiction*: SAN JUAN CAPISTRANO
MobileHome Spaces: 171
Low Income Spaces: 15
MPROP Funded: 1986

Operated By
RANCHO DEL AVION HOA
AUDREY COPELAND
32742 ALIPAZ
SAN JUAN CAPISTRANO, CA 92675
Condo

RANCHO ESCONDIDO(37-0477-MP)
525 W EL NORTE PKWY
ESCONDIDO, CA 92026
619-782-3709

Park Information
Jurisdiction*: ESCONDIDO
MobileHome Spaces: 338
Low Income Spaces: 80
MPROP Funded: 1986

Operated By
RANCHO ESCONDIDO HOA
525 W EL NORTE PKWY
ESCONDIDO, CA 92026
Condo

RIVER RANCH MHP(36-0583-MP)
15940 STODDARD WELLS RD
VICTORVILLE, CA 92392
760-245-9831

Park Information
Jurisdiction*: VICTORVILLE
MobileHome Spaces: 136
Low Income Spaces: 107
MPROP Funded: 2001

Operated By
JAMBOREE HOUSING CORP
2081 BUSINESS CTR DR #110
IRVINE, CA 92612
Non-Resident Owned Non-Profit

RIVERSIDE MHP(44-0017-MP)
101 W FRONT ST
WATSONVILLE, CA 95076
408-622-0500

Park Information
Jurisdiction*: HCD
MobileHome Spaces: 29
Low Income Spaces: 32
MPROP Funded: 2005

Operated By
SOUTH COUNTY LAND CORP
C/O THE JOHN STEWART COMPANY
104 WHISPERING PINES DR # 200
SCOTTS VALLEY, CA 95066
Non-Resident Owned Non-Profit

**ROYAL VIEW GARDEN MHP
(37-0531-MP)**
1351 PEPPER DR
EL CAJON, CA 92021-1425
619-443-7839

Park Information
Jurisdiction*: SAN DIEGO
MobileHome Spaces: 76
Low Income Spaces: 36
MPROP Funded: 2000

Operated By
ROYAL VIEW GARDENS INC.
1351 PEPPER DRIVE
EL CAJON, CA 92021
Non-Profit Stock

**SAN LUIS BAY MOBILE ESTATES
INC. (40-0161-MP)**
6375 FIREHOUSE CANYON RD
AVILA BEACH, CA 93424
805-595-2519

Park Information
Jurisdiction*: HCD
MobileHome Spaces: 163
Low Income Spaces: 14
MPROP Funded: 1988

Operated By
SAN LUIS BAY MOBILE ESTATES
INC
PO BOX 2129
AVILA BEACH, CA 93424
Condo

**SAN MARCOS VIEW ESTATES
(37-0651-MP)**
150 S RANCHO SANTA FE RD
SAN MARCOS, CA 92069
619-727-1525

Park Information
Jurisdiction*: SAN MARCOS
MobileHome Spaces: 192
Low Income Spaces: 26
MPROP Funded: 1994

Operated By
HOMEOWNERS ASSOCIATION
150 S. RANCHO SANTA FE RD.
SAN MARCOS, CA 92069
Condo

**SANTA BARBARA GREEN
(42-0082-MP)**
1200 PUNTA GORDA
SANTA BARBARA, CA 93103
805-569-0048

Park Information
Jurisdiction*: HCD
MobileHome Spaces: 17
Low Income Spaces: 37
MPROP Funded: 1988

Operated By
SANTA BARBARA'S GREEN PARK
ASSOCIATION
1200 PUNTA GORDA
SANTA BARBARA, CA 93103
Limited Equity Housing Co-op

SEAL BEACH TP(30-0305-MP)
313 WELCOME LN
SEAL BEACH, CA 90740
562-435-2124

Park Information
Jurisdiction*: SEAL BEACH
MobileHome Spaces: 125
Low Income Spaces: 51
MPROP Funded: 2000

Operated By
SEAL BEACH AFFORDABLE
HOUSING CORPORATION
110 PINE AVENUE, SUITE 525
LONG BEACH, CA 90802
Limited Equity Housing Co-op

**SEMINOLE SPRINGS MHP
(19-1372-MP)**

30473 MULHOLLAND HWY
AGOURA, CA 91301
818-889-1221

Park Information

Jurisdiction*: HCD
MobileHome Spaces: 220
Los Income Spaces: 30
MPROP Funded: 1985

Operated By

SEMINOLE SPRINGS MOBILEHOME
PARK OWNERS INC
30473 MULHOLLAND HWY
AGOURA, CA 91301
Limited Equity Housing Co-op

SHERWOOD LAKE MHP(27-0193-MP)

150 KERN ST
SALINAS, CA 93905
408-424-6694

Park Information

Jurisdiction*: HCD
MobileHome Spaces: 151
Low Income Spaces: 5
MPROP Funded: 1986

Operated By

SHERWOOD LAKE MHP
150 KERN ST C/O BOARD OF
DIRECTORS PAULINE WATSON
SALINAS, CA 93905
Non Profit-Corp.

**SHORECLIFFS MOBILE CC
(30-0283-MP)**

3000 CALLE NUEVO
SAN CLEMENTE, CA 92672
714-770-9531

Park Information

Jurisdiction*: SAN CLEMENTE
MobileHome Spaces: 192
Low Income Spaces: 42
MPROP Funded: 1991

Operated By

SHORECLIFFS MOBILE HOA
3000 CALLE NUEVO
SAN CLEMENTE, CA 92672
Condo

SIERRA VISTA PARK(37-0358-MP)

245 W BOBIER
VISTA, CA 92083
619-724-2456

Park Information

Jurisdiction*: VISTA
MobileHome Spaces: 99
Low Income Spaces: 48
MPROP Funded: 1985

Operated By

SIERRA VISTA HOA
245 W BOBIER
VISTA, CA 92083
Condo

**SKYS HAVEN MOBILE ESTATES
(33-0441-MP)**

14777 PALM DR
DESERT HOT SPRINGS, CA 92240
805-965-7097

Park Information

Jurisdiction*: DESERT HOT SPRINGS
MobileHome Spaces: 181
Low Income Spaces: 15
MPROP Funded: 1986

Operated By

SKYS HAVEN MOBILEHOME PARK
14777 PALM DR
DESERT HOT SPRINGS, CA 92240
Condo

SUNSET VIEW ESTATES(23-0080-MP)

3800 N STATE ST
 UKIAH, CA 95482
 707-485-7084

Park Information

Jurisdiction*: HCD
 MobileHome Spaces: 71
 Low Income Spaces: 69
 MPROP Funded: 1989

Operated By

SUNSET VIEW ESTATES INC
 3800 N STATE ST
 UKIAH, CA 95482
 Limited Equity Housing Co-op

THE GROVES(30-0304-MP)

5200 IRVINE BLVD
 IRVINE, CA 92620
 714-832-3600

Park Information

Jurisdiction*: IRVINE
 MobileHome Spaces: 533
 Low Income Spaces: 30
 MPROP Funded: 1986

Operated By

THE GROVES HOMEOWNERS INC
 5200 IRVINE BLVD
 IRVINE, CA 92620
 Non-Profit Stock

THE MEADOWS(37-0707-MP)

15420 OLD HWY 80
 EL CAJON, CA 92021-2411
 619-749-7572

Park Information

Jurisdiction*: SAN DIEGO
 MobileHome Spaces: 260
 Low Income Spaces: 31
 MPROP Funded: 1986

Operated By

MEADOWS HOA
 15420 OLDE HWY 80
 EL CAJON, CA 92021
 Condo

**THE VIEWS MOBILEHOME PARK
(37-0881-MP)**

2400 W VALLEY PKWY
 ESCONDIDO, CA 92029
 619-757-1020

Park Information

Jurisdiction*: ESCONDIDO
 MobileHome Spaces: 152
 Low Income Spaces: 45
 MPROP Funded: 1990

Operated By

ESCONDIDO COMMUNITY
 DEVELOPMENT COMMISSION
 ATTN: TERESA GRAHAM, HOUSING
 DIVISION
 201 N. BROADWAY
 ESCONDIDO, CA 92025
 Condo

**THURSTON ACQUISITION
ASSOC INC(30-0059-MP)**
1133 LAGUNA CANYON RD
LAGUNA BEACH, CA 92651
949-498-1129

Park Information
Jurisdiction*: HCD
MobileHome Spaces: 26
Low Income Spaces: 19
MPROP Funded: 1991

Operated By
THURSTON ACQUISITION ASSOC
C/O HAWKEYE MANAGEMENT
1121 GLENNEYRE ST
LAGUNA BEACH, CA 92651
Resident Stock Ownership

**TOP O TOPANGA MH ESTATES
(19-1200-MP)**
3360 N TOPANGA CANYON BLVD
TOPANGA, CA 90290
818-346-9252

Park Information
Jurisdiction*: HCD
MobileHome Spaces: 222
Low Income Spaces: n/a
MPROP Funded: 1996

Operated By
TOP O TOPANGA HOMEOWNERS
ASSOCIATION/HOMETOWN
AMERICA MANAGEMENT
1275 CENTER COURT
COVINA, CA 91724
Condo

TOWN\COUNTRY(07-0096-MP)
1060 SAN MIGUEL RD
CONCORD, CA 94518
925-689-5551

Park Information
Jurisdiction*: HCD
MobileHome Spaces: 167
Low Income Spaces: 60
MPROP Funded: 1985

Operated By
TOWN & COUNTRY CO LLC
473 HOPE ST #1
MOUNTAIN VIEW, CA 94041
Non-Profit Corp.

TOWNE CENTER MHP(37-0284-MP)
202 AMMUNITION RD
FALLBROOK, CA 92028-3206
619-744-5730

Park Information
Jurisdiction*: SAN DIEGO
MobileHome Spaces: 48
Low Income Spaces: 48
MPROP Funded: 1998

Operated By
TOWNE CENTER MH ASSOCIATION
202 AMMUNITION RD.
FALLBROOK, CA 92028
Non-Profit Stock

TURNER LANE ESTATES(44-0048-MP)

920 CAPITOLA AVE
 CAPITOLA, CA 95010
 831-477-1899

Park Information

Jurisdiction*: HCD
 MobileHome Spaces: 79
 Low Income Spaces: 29
 MPROP Funded: 2004

Operated By

TURNER LANE HOA
 PO BOX 408
 APTOS, CA 95001
 Non-Profit Corp/Ltd Equity Housing
 Co-op

TWIN OAKS VALLEY PARK(37-1020-MP)

500 RANCHEROS DR
 SAN MARCOS, CA 92069
 619-744-2500

Park Information

Jurisdiction*: SAN MARCOS
 MobileHome Spaces: 190
 Low Income Spaces: 45
 MPROP Funded: 1996

Operated By

SAN MARCOS REDEVELOPMENT
 AGENCY
 1 CIVIC CENTER DR
 SAN MARCOS, CA 92069-2949
 Condo

VISTA VILLAGE ESTATES(37-0742-MP)

1506 OAK DR
 VISTA, CA 92084
 619-449-3300

Park Information

Jurisdiction*: VISTA
 MobileHome Spaces: 138
 Los Income Spaces: 10
 MPROP Funded: 1985

Operated By

VISTA PIONEERS I INC
 1506 OAK DR
 VISTA, CA 92084
 Non-Profit Corp.

WESTERN HILLS MOBILE ESTATES

(36-0599-MP)
 1850 FAIRWAY DR
 CHINO HILLS, CA 91709
 909-597-7016

Park Information

Jurisdiction*: HCD
 MobileHome Spaces: 98
 Low Income Spaces: 25
 MPROP Funded: 1986

Operated By

WESTERN HILLS MOBILEHOME
 ESTATES
 1850 FAIRWAY DR #99
 CHINO, CA 91709
 Non-Profit Stock

WESTERNER MHP(34-0045-MP)

8476 STOCKTON BLVD
ELK GROVE, CA 95624
916-682-2715

Park Information

Jurisdiction*: HCD
MobileHome Spaces: 47
Low Income Spaces: 37
MPROP Funded: 2004

Operated By

WESTERNER MUTUAL HOUSING
ASSOCIATION
3451 FIFTH AVE
SACRAMENTO, CA 95817
Non-Resident Owned Non-Profit

**WHARF ROAD MANOR HOA
(44-0111-MP)**

2155 WHARF RD
CAPITOLA, CA 95010
408-462-0642

Park Information

Jurisdiction*: HCD
MobileHome Spaces: 36
Low Income Spaces: 17
MPROP Funded: 2003

Operated By

THE JOHN STEWART COMPANY
104 WHISPERING PINES DR, #200
SCOTTS VALLEY, CA 95066
Ltd. Equity Housing Co-op/Res.
Non-Profit Co-op

* Health & Safety Code Inspection jurisdiction

Legend: HCD -= Dept. of Housing and Community Development
HOME = Home Investment Partnerships Program
n/a = data not available

Information assembled by Senate Select Committee on Manufactured Homes and Communities with the cooperation of HCD