



**LEGISLATION &  
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April 21, 2021

Honorable David Chiu  
Chair, Housing and Community Development Committee  
California State Assembly  
1020 N Street, Room 156  
Sacramento, CA 95814

**RE: AB 861 (BENNETT) as amended April 21, 2021 SUPPORT**

Dear Assemblymember Chiu:

Disability Rights California (DRC), a non-profit advocacy organization that advances and protects the rights of Californians with disabilities, **supports AB 861**. This bill is scheduled to be heard before Assembly Housing and Community Development Committee. This bill would codify an Attorney General opinion clarifying that any rule established by the owner of a manufactured home park regarding renting or subleasing a space, or unit, applies equally to owners/management as it does to residents.

Park residents experience a monumental difference in risk in being evicted from a mobile home compared to other renters. For example, park residents would be burdened with the expensive towing fee that comes with removing their home from the park property, unlike apartment tenants.

The Mobilehome Residency Law (MRL) allows park management to prevent homeowners from renting out their own manufactured homes or subletting the space where their mobile homes are located. Although the law states that all park rules apply equally to owners and residents, some park owners felt that rules regarding renting and subleasing did not apply to owners. However, in 2013, then-Attorney General Kamala Harris concluded that park management must abide by the rules they set for their residents,

including rules regarding renting or subletting.

DRC is aware of the injustices and challenges that are associated with renting and subleasing as a park resident. AB 861 would avoid an unfair double-standard by clarifying current MRL and codifying the Attorney General opinion requiring park management to comply with all park rules relating to renting and subleasing manufactured homes and units without limiting their ability to rent or sublease to a park employee.

For these reasons, DRC supports this bill. Please contact me if you have any questions about our position or if I can provide any further information.

Sincerely,

A handwritten signature in black ink that reads "Gregory Cramer". The signature is written in a cursive, flowing style.

Gregory Cramer  
Senior Legislative Advocate  
Disability Rights California

cc: Honorable Members, Assembly Housing and Community  
Development Committee  
Honorable Steve Bennett, California State Assembly  
Alexander Soto, Legislative Director, Office of Assemblymember  
Bennett